



Engineer's Report

Date: Thursday, December 04, 2025

To: Norfolk Airport Authority

From: HDR

Hangar

Schematic Design Documents will be submitted to the Airport Manager and FAA on Thursday, December 4th. The proposed hangar is a two-bay box hangar featuring bifold doors that are 60'-0" wide by 18' high, located west of T Row, near the beacon and radar room.

The current Engineer's Opinion of Probable Construction Cost is \$1,119,300.00. The current estimated local share needed for the project is \$193,492.00. This is more than the originally planned local share of \$58,903.00, primarily due to increasing the hangar door width from 55'-6" to 60'-0". Note that a majority of the costs are expected to be incurred in FY2027. Feedback on the Schematic Design Documents is requested by Friday, December 12th. The anticipated Advertisement for Bids date is Monday, February 2nd. A schematic of the hangar is attached to this report.

Given the anticipated FAA grant timeline, we expect that the construction contract will be awarded in the summer of 2026, with project completion projected for spring 2027.

Airport Layout Plan Update

Drafts of the ALP Drawing Set and CIP Data Sheets are expected to be available before the Airport Authority's January meeting. A second subcommittee meeting will be scheduled once a draft list of proposed improvements is ready for review.

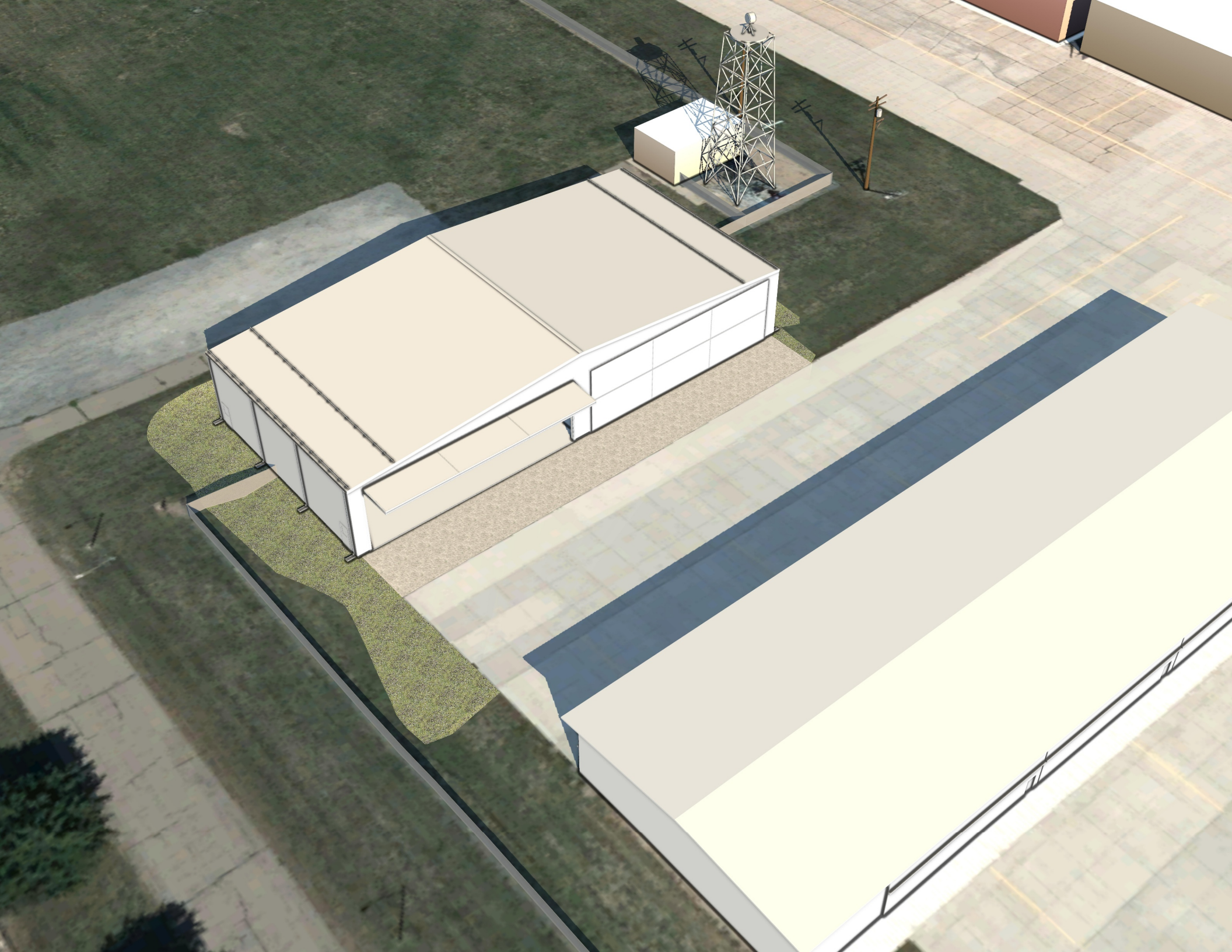
The team is finalizing the Pavement Evaluation Report and Life Cycle Cost Analysis (LCCA) for Runway 2-20 and Runway 14-32 improvements. A CIP Data Sheet for the preferred alternative will be presented to the Airport Authority at their January meeting for submittal to NDOT and FAA. The intent is for design to occur in FY2027 with construction in FY2028, pending availability of federal funds.

General Aviation Terminal:

On hold until further direction is provided by the Airport Authority.

Sincerely,

Ryan Hanson, P.E.
HDR Project Manager



FEDERAL AVIATION ADMINISTRATION

CIP DATA SHEET

CAPITAL IMPROVEMENT PROGRAM (CIP)

AIRPORTS DIVISION - CENTRAL REGION

R04

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION

Airport Name, LOCID, City, State:	Norfolk Regional Airport/Karl Stefan Memorial, OFK, Norfolk, Nebraska		
AIP Project Type:	Runway & Taxiway Rehabilitation		
Local Priority:	1 - Very High	Federal Share:	\$ 12,150,000
FFY Requested:	2025	State Share:	\$ 0
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing that clearly identifies the scope of the project.	Local Share:	\$ 1,350,000	
	Total Project Cost:	\$ \$13,500,000	

Project Description: Overlay all asphalt runways and taxiways.

Justification: This project will rehabilitate Runway 2/20, Runway 14/32, and all taxiways with a 4" overlay on top of full-depth reclamation (FDR). The FDR is planned in lieu of crack repair, because FDR is a similar or lower cost and will provide a better, longer lasting repair. Alternatives will be analyzed during the design phase. Existing pavement dimensions and grades will be maintained as much as possible. Thus, no impacts to edge lights, approach aids, and navigational aids are anticipated, and no AGIS survey is required. Shoulders will be re-graded as needed. Safety areas (RSA & TSA) will NOT be re-graded, due to cost constraints and edge drains are not included.

In 2020, all asphalt surfaces received a surface treatment. The existing surface treatment is anticipated to extend the pavement life 5-7 years (2024-2026). Therefore, the design of this project is planned for FY24 and construction in FY25, to coincide with the end of the surface treatment's anticipated life. Per the AIP Handbook, seal coats have a minimum useful life of 3 years.

Runway 14/32 and Taxiways A, B & C were reconstructed in 2005. These surfaces will be 20 years old at the time of construction, which matches the minimum useful life in the AIP Handbook. Runway 2/20, Taxiway A-1, and Taxiway C-1 had a 2" asphalt overlay in 2010 and will be 15 years old in 2025. This exceeds the minimum of 10 years' useful life required in the AIP Handbook. Overlaying all pavement in one project will result in a substantial savings due to economies of scale and elimination of transitions at intersections. If funds are limited, the work may be completed in different years; however that will increase total costs.

Airport Layout Plan (ALP) Status: The project is shown on the approved ALP.

Environmental (NEPA) Determination: Categorically excluded per Section 5-6.4e FAA Order 1050.1F

Pavement Project PCI Score: 2022 inspection:

2019 P-629 Seal Coat	
2005 New Construction	2010 Overlay
Runway 14/32 - 74	Runway 2/20 - 84
Taxiway A - 79	Taxiway A-1 - 85
Taxiway B (north) - 77	Taxiway B (south) - 93
Taxiway C - 78	Taxiway C-1 - 86

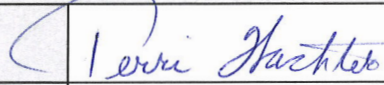
Pavement Project Dimensions: Match existing. No changes to pavement widths or fillets are planned.

Clear Approach and Departure Surfaces: To the best of our knowledge all surfaces in AC 150/5300-13 & FAA Order 8260.3 are clear.

FAA-Owned Facility Impact: The FAA-owned facilities on the airport are RWY 2 Localizer, Glideslope, MALSR & PAPIs; RWY 20 PAPI; RWY 14/32 PAPIs and REILs; and VOR. The project includes coordination with FAA.

Land Ownership: The Airport Authority has the use and occupancy of all land upon which AIP funds will be expended for development. In accordance with Nebraska Statute 3-503, the title of real property remains with the city of Norfolk.

SPONSOR SIGNATURE BLOCK

Signature:		Date:	1-25-24
Printed Name:	Terri Wachter	Title:	Airport Manager
Phone Number:	(402) 371-7210	Email:	adminofk@norfolkneairport.com

ACIP Cost Estimate

Rehabilitate Runways and Taxiways
Norfolk Regional Airport, Norfolk, Nebraska

1/24/2024

Item No.	Spec	Description	Unit	Unit Price*	Runway 14/32		Taxiway A		Taxiway B (north)	
					Quantity	Total Amount	Quantity	Total Amount	Quantity	Total Amount
1	C-100	Contractor Quality Control Program (CQCP)*	LS	varies	1	\$59,000.00	1	\$24,000.00	1	\$20,000.00
2	C-102	Temporary Seeding and Mulching	AC	\$3,000.00	3	\$9,000.00	2	\$6,000.00	2	\$6,000.00
3	C-102	Installation and Removal of Silt Fence	LF	\$5.00	15,000	\$75,000.00	5,000	\$25,000.00	5,000	\$25,000.00
4	C-102	Erosion Control Blanket	SY	\$4.50	15,125	\$68,062.50	3,220	\$14,490.00	3,250	\$14,625.00
5	C-102	Installation and Removal of Wattle Barrier	LF	\$5.00	160	\$800.00	100	\$500.00	50	\$250.00
6	C-105	Mobilization*	LS	varies	1	\$380,000.00	1	\$90,000.00	1	\$50,000.00
7	P-101	Full Depth Asphalt Reclamation	SY	\$12.00	69,000	\$828,000.00	14,800	\$177,600.00	8,500	\$102,000.00
8	P-101	Cold Milling	SY	\$15.00	1,560	\$23,400.00	2,780	\$41,700.00	1,850	\$27,750.00
9	P-152	Shouldering	CY	\$20.00	1,000	\$20,000.00	500	\$10,000.00	400	\$8,000.00
10	P-401	4" Asphalt Surface Course	TN	\$145.00	15,008	\$2,176,160.00	3,220	\$466,900.00	1,850	\$268,250.00
11	P-620	Marking with Reflective Media	SF	\$2.00	41,300	\$82,600.00	3,500	\$7,000.00	1,000	\$2,000.00
12	P-620	Marking w/o Reflective Media	SF	\$1.00	850	\$850.00		\$0.00		\$0.00
13	P-620	Temporary Marking	SF	\$1.00	41,300	\$41,300.00	3,500	\$3,500.00	1,000	\$1,000.00
14	T-901	Seeding	AC	\$3,000.00	3	\$9,000.00	2	\$6,000.00	2	\$6,000.00
15	OLS 100	Construction Layout and Stakes*	LS	varies	1	\$10,000.00	1	\$10,000.00	1	\$5,000.00
16	OLS 101	Temporary Safety and Phasing Procedures*	LS	varies	1	\$15,000.00	1	\$10,000.00	1	\$5,000.00

* Assumes all work is completed as one project

Total Construction	\$3,798,172.50	\$892,690.00	\$540,875.00
Engineering & Administration*	\$949,543.13	\$223,172.50	\$135,218.75
Total (Rounded)	\$4,750,000.00	\$1,120,000.00	\$680,000.00
Federal (90%)	\$4,275,000.00	\$1,008,000.00	\$612,000.00
Local (10%)	\$475,000.00	\$112,000.00	\$68,000.00

GRAND TOTAL	\$13,500,000
Federal (90%)	\$12,150,000
Local (10%)	\$1,350,000

ACIP Cost Estimate

Rehabilitate Runways and Taxiways

Norfolk Regional Airport, Norfolk, Nebraska

1/24/2024

Item No.	Spec	Description	Unit	Unit Price*	Taxiway C (east)		Taxiway C (west)		Runway 2/20	
					Quantity	Total Amount	Quantity	Total Amount	Quantity	Total Amount
1	C-100	Contractor Quality Control Program (CQCP)*	LS	varies	1	\$16,000.00	1	\$22,000.00	1	\$60,000.00
2	C-102	Temporary Seeding and Mulching	AC	\$3,000.00	1	\$3,000.00	2	\$6,000.00	3	\$9,000.00
3	C-102	Installation and Removal of Silt Fence	LF	\$5.00	5,000	\$25,000.00	5,000	\$25,000.00	15,000	\$75,000.00
4	C-102	Erosion Control Blanket	SY	\$4.50	3,300	\$14,850.00	3,300	\$14,850.00	15,350	\$69,075.00
5	C-102	Installation and Removal of Wattle Barrier	LF	\$5.00	40	\$200.00	100	\$500.00	300	\$1,500.00
6	C-105	Mobilization*	LS	varies	1	\$15,000.00	1	\$70,000.00	1	\$400,000.00
7	P-101	Full Depth Asphalt Reclamation	SY	\$12.00	1,620	\$19,440.00	11,800	\$141,600.00	72,000	\$864,000.00
8	P-101	Cold Milling	SY	\$15.00	780	\$11,700.00	1,170	\$17,550.00	1,950	\$29,250.00
9	P-152	Shouldering	CY	\$20.00	100	\$2,000.00	500	\$10,000.00	1,000	\$20,000.00
10	P-401	4" Asphalt Surface Course	TN	\$145.00	350	\$50,750.00	2,570	\$372,650.00	15,660	\$2,270,700.00
11	P-620	Marking with Reflective Media	SF	\$2.00	500	\$1,000.00	2,000	\$4,000.00	82,500	\$165,000.00
12	P-620	Marking w/o Reflective Media	SF	\$1.00		\$0.00		\$0.00	1,100	\$1,100.00
13	P-620	Temporary Marking	SF	\$1.00	500	\$500.00	2,000	\$2,000.00	82,500	\$82,500.00
14	T-901	Seeding	AC	\$3,000.00	1	\$3,000.00	2	\$6,000.00	3	\$9,000.00
15	OLS 100	Construction Layout and Stakes*	LS	varies	1	\$1,000.00	1	\$5,000.00	1	\$10,000.00
16	OLS 101	Temporary Safety and Phasing Procedures*	LS	varies	1	\$1,000.00	1	\$5,000.00	1	\$15,000.00
					Total Construction		\$164,440.00		\$702,150.00	
					Engineering & Administration*		\$41,110.00		\$175,537.50	
					Total (Rounded)		\$210,000.00		\$880,000.00	
					Federal (90%)		\$189,000.00		\$792,000.00	
					Local (10%)		\$21,000.00		\$88,000.00	

* Assumes all work is completed as one project

Total Construction
Engineering & Administration*
Total (Rounded)

Federal (90%)
Local (10%)

GRAND TOTAL	\$13,500,000
Federal (90%)	\$12,150,000
Local (10%)	\$1,350,000

ACIP Cost Estimate

Rehabilitate Runways and Taxiways

Norfolk Regional Airport, Norfolk, Nebraska

1/24/2024

Item No.	Spec	Description	Unit	Unit Price*	Taxiway A1		Taxiway B (south)		TOTAL
					Quantity	Total Amount	Quantity	Total Amount	
1	C-100	Contractor Quality Control Program (CQCP)*	LS	varies	1	\$16,000.00	1	\$20,000.00	\$237,000.00
2	C-102	Temporary Seeding and Mulching	AC	\$3,000.00	1	\$3,000.00	1	\$3,000.00	\$45,000.00
3	C-102	Installation and Removal of Silt Fence	LF	\$5.00	850	\$4,250.00	4,000	\$20,000.00	\$274,250.00
4	C-102	Erosion Control Blanket	SY	\$4.50	850	\$3,825.00	4,000	\$18,000.00	\$217,777.50
5	C-102	Installation and Removal of Wattle Barrier	LF	\$5.00	60	\$300.00	60	\$300.00	\$4,350.00
6	C-105	Mobilization*	LS	varies	1	\$15,000.00	1	\$50,000.00	\$1,070,000.00
7	P-101	Full Depth Asphalt Reclamation	SY	\$12.00	1,450	\$17,400.00	8,000	\$96,000.00	\$2,246,040.00
8	P-101	Cold Milling	SY	\$15.00	780	\$11,700.00	780	\$11,700.00	\$174,750.00
9	P-152	Shouldering	CY	\$20.00	50	\$1,000.00	400	\$8,000.00	\$79,000.00
10	P-401	4" Asphalt Surface Course	TN	\$145.00	315	\$45,675.00	1,740	\$252,300.00	\$5,903,385.00
11	P-620	Marking with Reflective Media	SF	\$2.00	250	\$500.00	1,000	\$2,000.00	\$264,100.00
12	P-620	Marking w/o Reflective Media	SF	\$1.00		\$0.00		\$0.00	\$1,950.00
13	P-620	Temporary Marking	SF	\$1.00	250	\$250.00	1,000	\$1,000.00	\$132,050.00
14	T-901	Seeding	AC	\$3,000.00	1	\$3,000.00	1	\$3,000.00	\$45,000.00
15	OLS 100	Construction Layout and Stakes*	LS	varies	1	\$1,000.00	1	\$5,000.00	\$47,000.00
16	OLS 101	Temporary Safety and Phasing Procedures*	LS	varies	1	\$1,000.00	1	\$1,000.00	\$53,000.00

* Assumes all work is completed as one project

Total Construction

Engineering & Administration*

Total (Rounded)

Federal (90%)

Local (10%)

GRAND TOTAL	\$13,500,000
Federal (90%)	\$12,150,000
Local (10%)	\$1,350,000

FEDERAL AVIATION ADMINISTRATION

CAPITAL IMPROVEMENT PROGRAM (CIP)

AIRPORTS DIVISION - CENTRAL REGION

A01

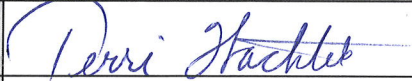
CIP DATA SHEET

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION

Airport Name, LOCID, City, State:	Norfolk Regional Airport/Karl Stefan Memorial, OFK, Norfolk, Nebraska		
AIP Project Type:	Apron for New Terminal Building		
Local Priority:	2 - High	Federal Share:	\$ 621,000
FFY Requested:	2021	State Share:	\$ 0
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing that clearly identifies the scope of the project.	Local Share:		\$ 69,000
	Total Project Cost:		\$ 690,000

Project Description: Pave apron adjacent to new terminal building
Justification: The Airport Authority has prepared preliminary plans for a new terminal building because the existing building is in poor condition. The new building will be constructed with local funds. The new building will be west of the existing building, so it is more accessible to the flying public. Apron pavement is needed in front of this building for aircraft parking and to provide a drop-off / pick-up location for passengers.
Airport Layout Plan (ALP) Status: The project will be shown on the as-built ALP in 2020 to be submitted as part of AIP-023.
Environmental (NEPA) Determination: Categorically excluded per Section 5-6.4e FAA Order 1050.1F
Pavement Project PCI Score: Not Applicable.
Pavement Project Dimensions: 4,000 square yards
Pavement Project Apron Calculations: See attached calculation sheet, which shows that 10 tiedowns are needed. The airport has 7 tiedowns in the vicinity of the terminal building and airport offices. The new pavement will have 2-3 tiedowns. A portion of the new pavement is set aside for the taxiway object free area.
Clear Approach and Departure Surfaces: To the best of our knowledge all surfaces in AC 150/5300-13 and FAA Order 8260.3 are clear.
FAA-Owned Facility Impact: The FAA-owned facilities on the airport are RWY 2 Localizer, Glideslope, MALSR & PAPIs; RWY 20 PAPI; RWY 14/32 PAPIs and REILs; and VOR. There will be no impact to FAA-owned facilities.
Snow Removal Equipment (SRE) Inventory and Sizing Calculations: Not Applicable.
AIP Funded Equipment Disposal: None
Revenue Producing Project: Not Applicable.
Land Ownership: The Airport Authority has the use and occupancy of all land upon which AIP funds will be expended for development. In accordance with Nebraska Statute 3-503, the title of real property remains with the city of Norfolk.

SPONSOR SIGNATURE BLOCK

Signature:		Date:	January 15, 2020
Printed Name:	Terri Wachter	Title:	Airport Manager
Phone Number:	(402) 371-7210	Email:	airportofk@cableone.net

ACIP Data Sheet Cost Estimate

Apron for New Terminal Building

Norfolk Regional Airport
Norfolk, Nebraska

Jan-20

Item No.	Description	Estimated Quantity	Unit	Unit Price	Amount
1	Mobilization	1	LS	\$60,000.00	\$60,000.00
2	Site Preparation Includes removals	1	LS	\$80,000.00	\$80,000.00
3	8" Concrete Apron Paving	4,000	SY	\$100.00	\$400,000.00
4	Seeding	3	AC	\$3,500.00	\$10,500.00
	Engineering and Administration	1	LS	\$139,500.00	\$139,500.00
				Total	\$690,000.00

\$690,000

Federal (90%)	\$621,000.00
State (0%)	\$0.00
Local (10%)	\$69,000.00

Apron Size Calculations for Transient Aircraft

Airport Location:

Existing Apron # square yards →

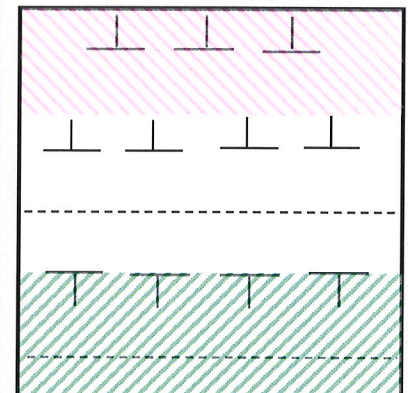
You can calculate size of apron based upon total annual ops or you may develop an estimate of annual operations based upon number of based aircraft.

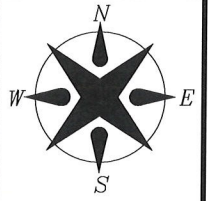
	<u>Based Aircraft</u>	OR	<u>Total Annual Ops</u>
1. Calculate the total annual operations			
Enter number of based aircraft →	<input type="text" value="46"/>		
Enter number of operations per aircraft ¹ →	<input type="text" value="350"/>		
Total Annual Operations →	<input type="text" value="16,100"/>		<input type="text" value="11434"/>
2. Busiest Month (% of Annual Ops) ²			
Enter % of Annual Ops that occur in busiest month →	<input type="text" value="20"/>		
Busiest Month Operations →	<input type="text" value="3,220"/>		<input type="text" value="2,287"/>
3. Busiest Day (10% > Avg Day)			
Enter Busiest Month (e.g. August) →	<input type="text" value="Jul"/>		
Avg Day Busy Month →	<input type="text" value="104"/>		<input type="text" value="74"/>
Busiest Day 10% > avg. day →	<input type="text" value="114"/>		<input type="text" value="81"/>
4. # Itinerant Aircraft			
Enter % of Itinerant Operations ³ →	<input type="text" value="40"/>		
# Itinerant Aircraft operations →	<input type="text" value="46"/>		<input type="text" value="32"/>
# Itinerant Aircraft Landing Operations →	<input type="text" value="23"/>		<input type="text" value="16"/>
Enter % of Itinerant Operations on ground →	<input type="text" value="45"/>		
# Itinerant AC on ground (assume 50%) →	<input type="text" value="10"/>		<input type="text" value="7"/>
5. Apron area			
# square yards per aircraft ⁴ →	<input type="text" value="1385"/>		
Apron Area (sq yds) →	<input type="text" value="14,242"/>		<input type="text" value="10,115"/>
6. Planned Apron (10% >)			
# square yards →	<input type="text" value="15,666"/>		<input type="text" value="11,126"/>
7. Planned minus Existing (Net area)			
# square yards →	<input type="text" value="15,666"/>		<input type="text" value="11,126"/>

NOTES:

- Ops/Based Aircraft: Small GA-250, Med GA-350, Reliever-450, Busy Reliever-750
- Amount of activity can be determined from fuel sales or from actual operations counts. For example if month with highest fuel sales accounts for 20% of annual sales, use 20% of annual as busy month. If actual traffic counts available, use those.
- Assume 50% of operations itinerant if no records.
- Planning areas shown assume 10' clearance between wingtips. Taxilane @ edge places taxilane on edge of apron.

Apron Area	w/o Taxilane	w/Taxilane @ edge	w/Taxilane
Group I	360	755	960
Group II	490	1,075	1,385



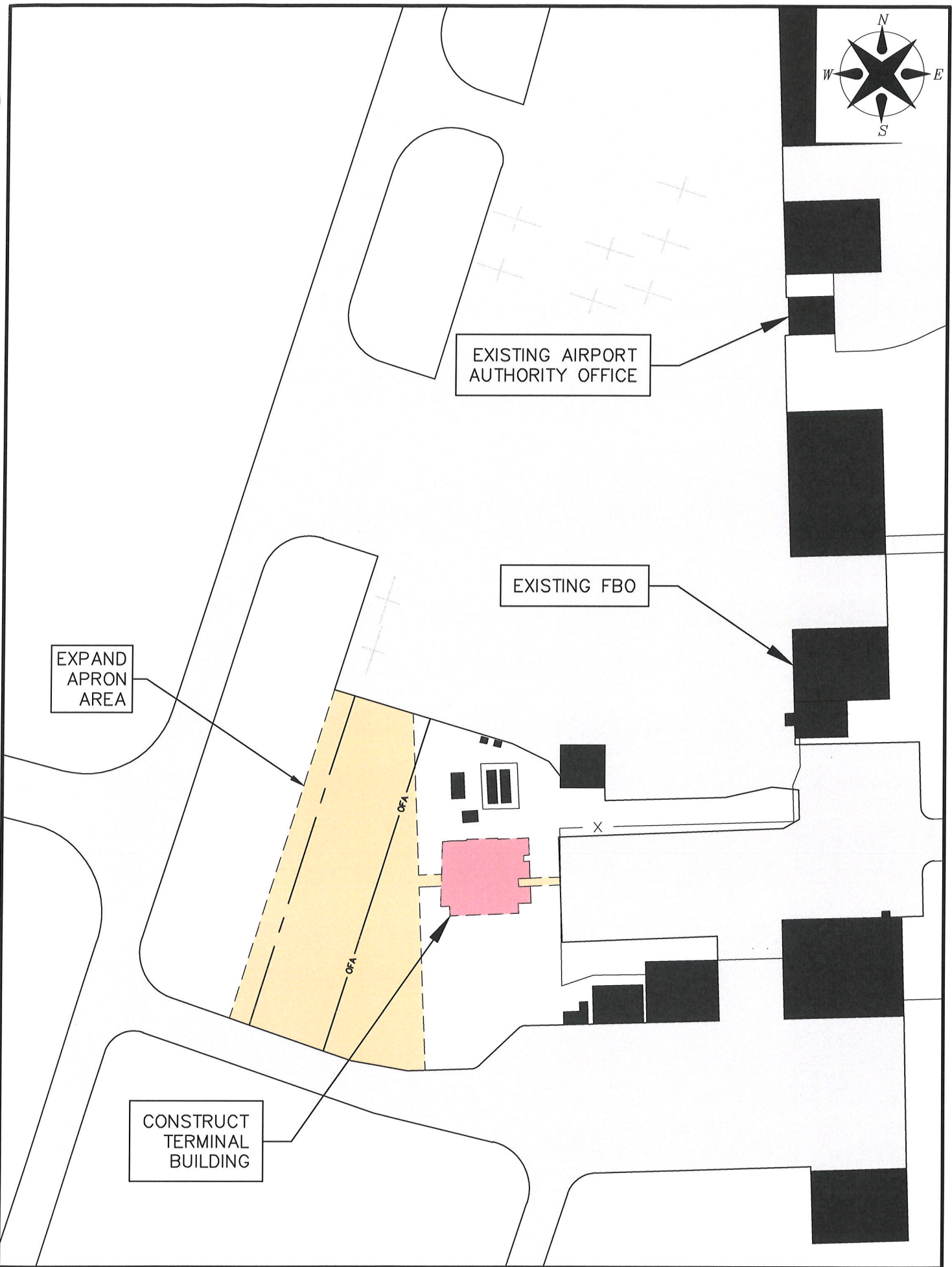
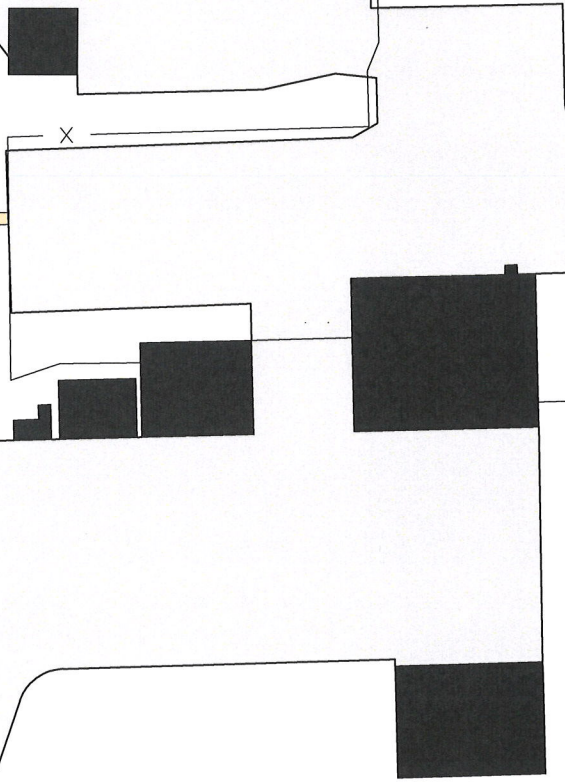
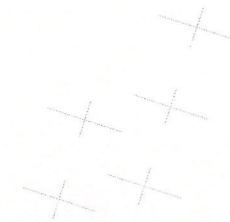
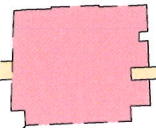
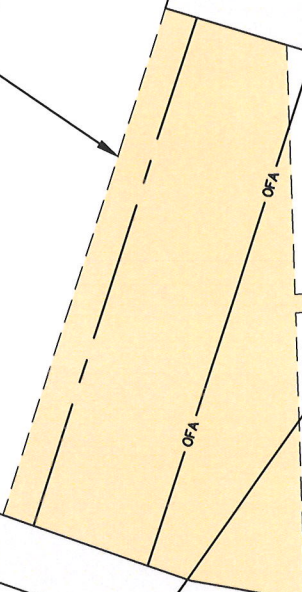


EXISTING AIRPORT
AUTHORITY OFFICE

EXISTING FBO

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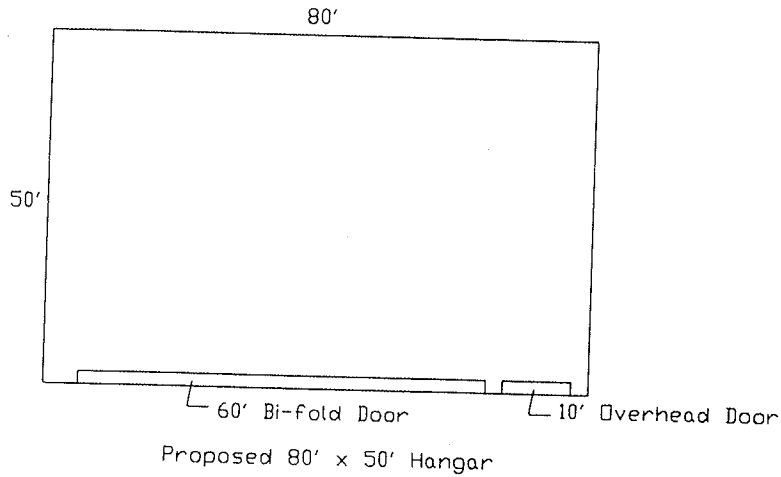
CONSTRUCT
TERMINAL
BUILDING



B01

AIRPORT	Karl Stefan Memorial Airport (OFK) - Norfolk, NE	LOCAL PRIORITY	1	UPDATED	
WORK ITEM	Construct hangar T- (1)			Identify FY that you desire to construct	2009

SKETCH:



JUSTIFICATION:

The airport has a demand for larger hangars for corporate aircraft renters.

SPONSOR SIGNATURE: Gerald Adams DATE: 7-21-07

COST ESTIMATE:

Site Preparation and Mobilization	\$15,000
Buildings and construction	\$160,000
Engineering	\$20,000
Administration	<u>5,000</u>
TOTAL	<u>\$200,000</u>

FAA USE ONLY

PREAPP NUMBER	GRANT NUMBER	NPIAS CODE	WORK CODE	FAA PRIORITY	FEDERAL \$

Capital Improvement Program (CIP) Data Sheet

See the instructions section for information on completing this FAA Central Region form.

Airport Name, LOCID, City, State:	Norfolk Regional Airport, OFK, Norfolk, NE		
AIP Project Type:	Construct Hangar		
Local Priority:	1 - Very high	Federal Share:	\$ 937,911
Federal FY Requested:	2025	State Share:	\$
		Local Share:	\$ 1,765,656
		Total Project Cost:	\$ 2703567

Provide detailed project scope and justification below. You must attach on a *separate* sheet or PDF a sketch/drawing that clearly depicts the scope of the project.


Phased project for the construction of a 12,000 SF Pre-Engineered Metal Building (PEMB) aircraft storage hangar at OFK. Participating phase including rigid frame, girts, purlins, metal panels, bracings, insulation, trim, windows, walkdoors, and hydraulic hangar door (80' x 18' clear).

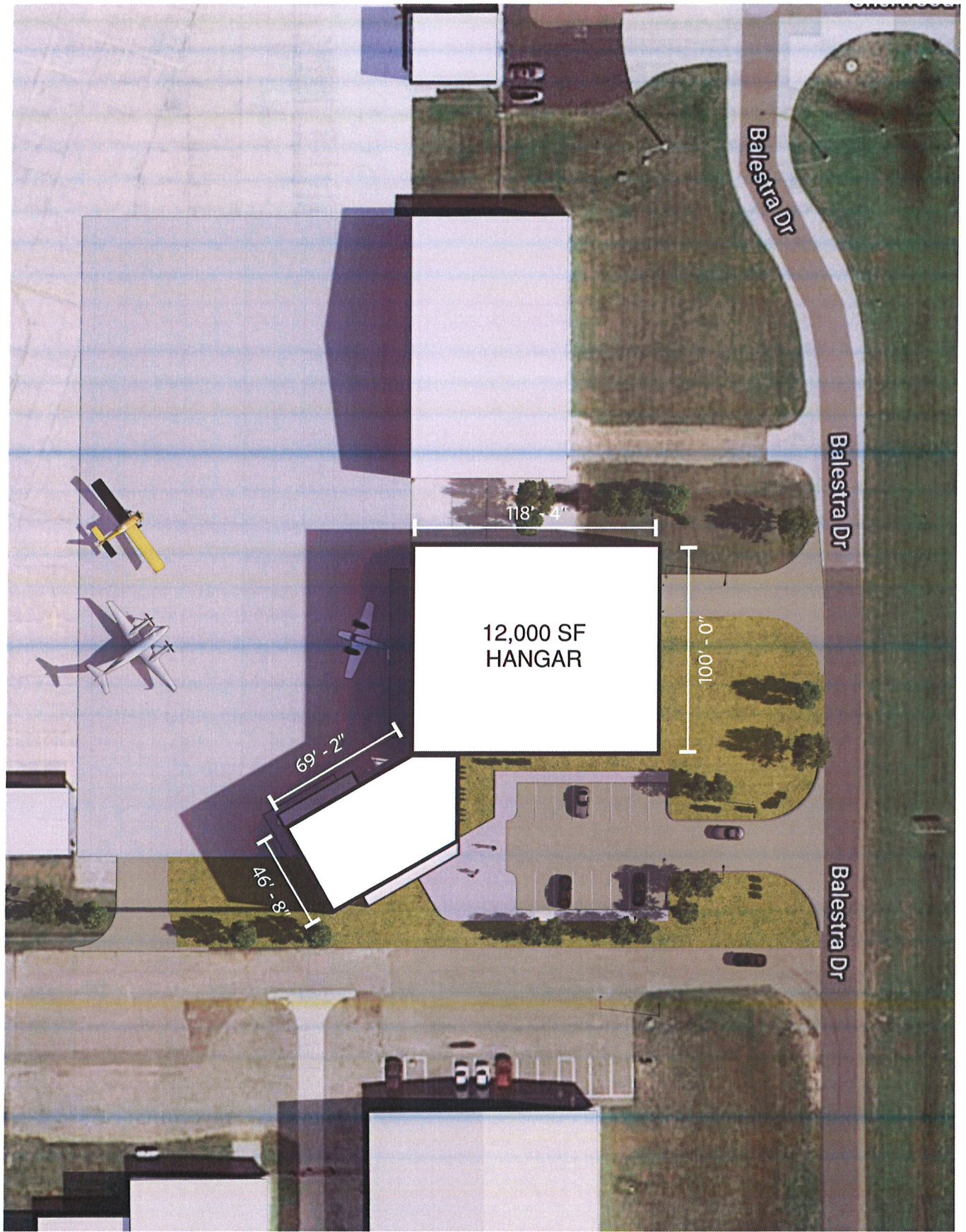
Non-Participating Phase - Site Work, Foundation, and Building Systems (Concurrent Construction By Others)
 Participating Phase - Pre-Engineered Metal Building

The Sponsor will complete a safe, useful, and usable unit of development in a reasonable timeframe.

Construction to occur concurrent with general aviation terminal building by others.

Sponsor Signature Block

Signature:		Date:	01/03/2024
Printed Name:	Terri Wachter	Title:	Airport Manager
Phone Number:	(402) 841-5130	Email:	adminofk@norfolkneairport.com



CONSTRUCT HANGAR

NORFOLK REGIONAL AIRPORT, NEBRASKA (OFK)

DATE: 1/3/2024



Construct Hangar
Opinion of Probable Cost
 Norfolk Regional Airport, Nebraska

Description	Estimated Cost	
	Non-Participating	Participating
01 - General Requirements	\$330,291	-
03 - Concrete	\$339,495	-
04 - Masonry	\$172,375	-
05 - Metals	\$1,109	-
06 - Wood, Plastics, and Comp.	\$6,412	-
07 - Thermal & Moisture	\$93,021	-
08 - Openings	\$24,451	-
09 - Finishes	\$187,455	-
10 - Specialties	\$22,869	-
13 - Pre-Engineered Metal Bldg	-	\$1,037,123
22 - Plumbing	\$95,712	-
23 - HVAC	\$153,730	-
26 - Electrical	\$207,597	-
31 - Earthwork	\$26,927	-
Estimated Construction Cost	\$1,661,444	\$1,037,123
	\$2,698,567	
Estimated Engineering Cost	-	-
Estimated Sponsor Admin Cost	-	\$5,000
Total Estimated Project Cost	\$1,661,444	\$1,042,123
	\$2,703,567	
Estimated Federal Share (BIL Allocated)	-	\$937,911
Estimated Local Share	\$1,661,444	\$104,212

Capital Improvement Program (CIP) Data Sheet


See the instructions section for information on completing this FAA Central Region form.

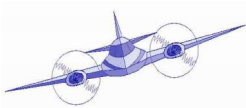
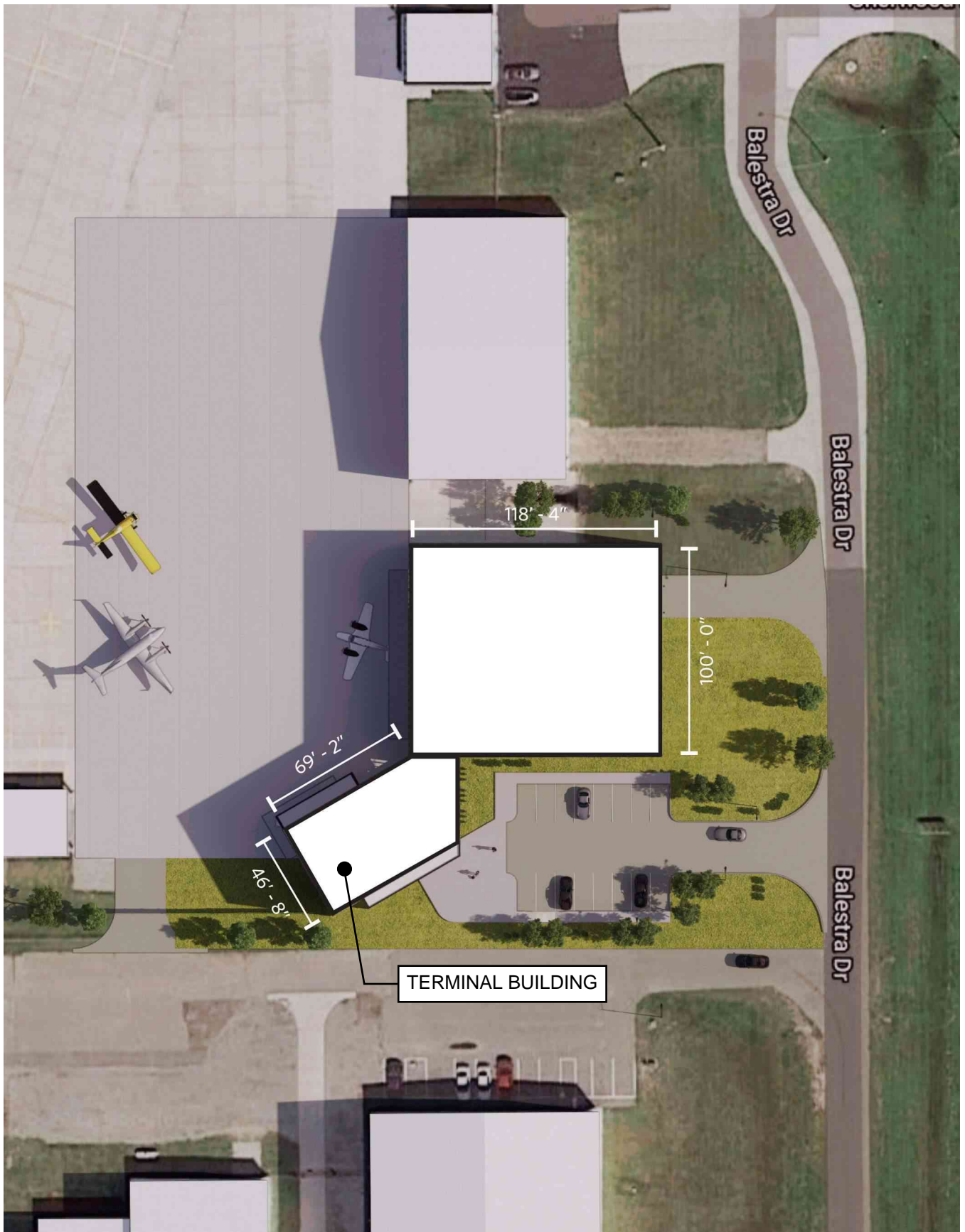
Airport Name, LOCID, City, State:	Norfolk Regional Airport, OFK, Norfolk, NE		
AIP Project Type:	Construct Terminal Building		
Local Priority:	1 - Very high	Federal Share:	\$ 3,230,000
Federal FY Requested:	2025	State Share:	\$
		Local Share:	\$ 2,218,469
		Total Project Cost:	\$ 5448469

Provide detailed project scope and justification below. You must attach on a *separate* sheet or PDF a sketch/drawing that clearly depicts the scope of the project.

Construction of a ≈ 5,700 SF, two-story general aviation terminal building at OFK. Program includes passenger lobby, tenant lease space, pilot's lounge, conference room, restrooms, kitchenette, break room, offices, and support spaces. Site improvements include airside aircraft parking apron improvements, landside parking lot, airport perimeter fence relocation, slide cantilever gate with gate operator and access control, site utilities, and stormwater management. Concurrent construction of attached aircraft storage hangar anticipated. Terminal eligibility percentage is estimated to be 48.2% - see attached calculation. Site work assumed to be 100% eligible.

Sponsor Signature Block

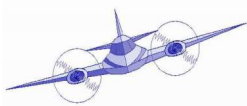
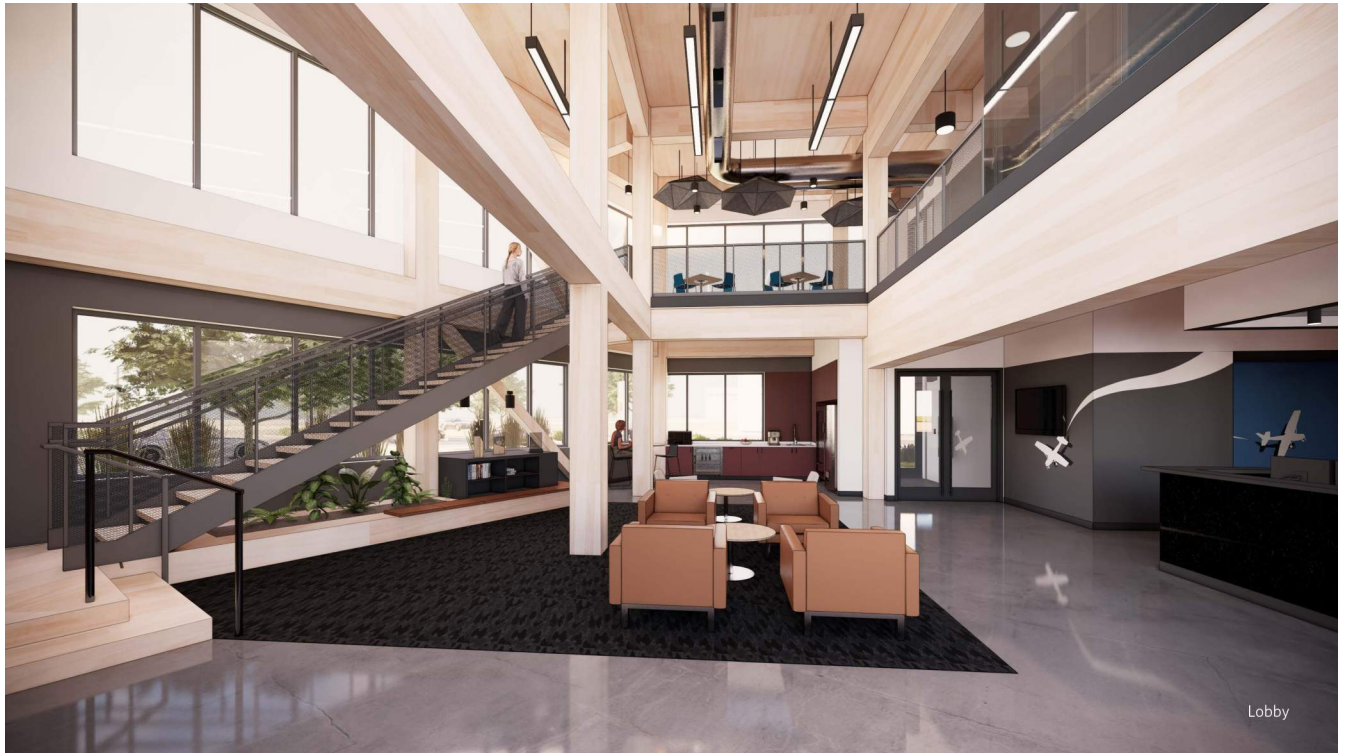
Signature:		Date:	05/08/2024
Printed Name:	Terri Wachter	Title:	Airport Manager
Phone Number:	(402) 841-5130	Email:	adminofk@norfolkneairport.com



CONSTRUCT TERMINAL BUILDING

NORFOLK REGIONAL AIRPORT, NEBRASKA (OFK)

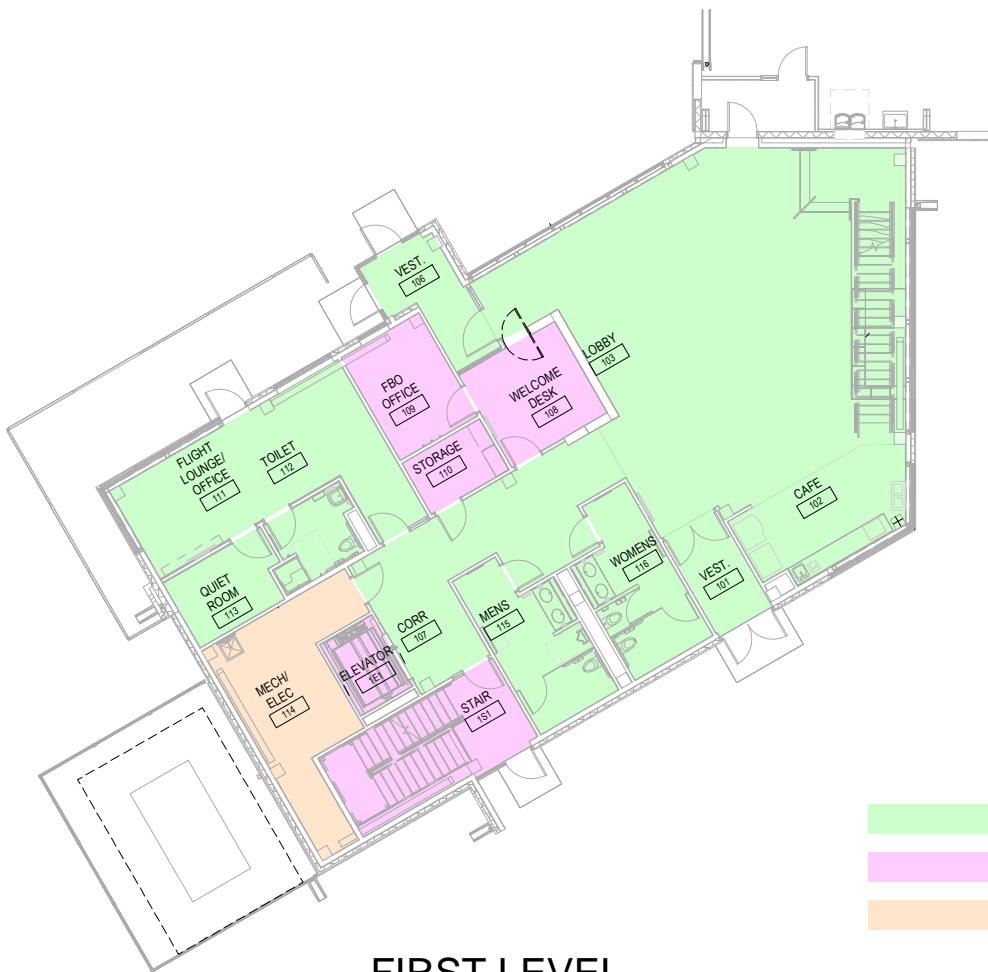
DATE: 1/3/2024



CONSTRUCT TERMINAL BUILDING

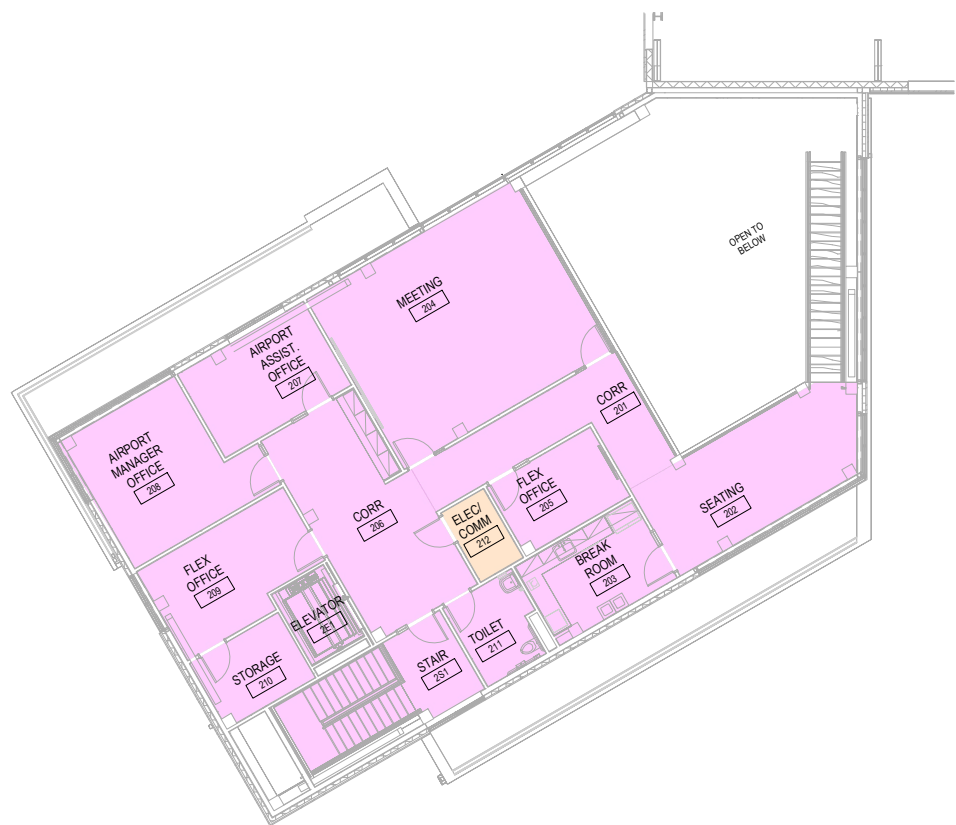
NORFOLK REGIONAL AIRPORT, NEBRASKA (OFK)

DATE: 1/3/2024



- ELIGIBLE
- INELIGIBLE
- PRORATED

FIRST LEVEL



SECOND LEVEL



Construct Terminal Building
Opinion of Probable Cost
 Norfolk Regional Airport, Nebraska

Description	Estimated Cost
01 - General Requirements	\$438,591
03 - Concrete	\$214,381
05 - Metals	\$144,068
06 - Wood, Plastics, and Comp.	\$566,379
07 - Thermal & Moisture	\$381,937
08 - Openings	\$265,676
09 - Finishes	\$479,530
10 - Specialties	\$68,658
11 - FFE Allowance	\$135,948
12 - Window Treatments	\$22,350
14 - Conveying Equipment	\$94,400
21 - Wet Pipe Sprinklers	\$47,268
22 - Plumbing	\$136,644
23 - HVAC	\$141,253
26 - Electrical	\$709,596
31 - Earthwork	\$532,311
32 - Exterior Improvements	\$392,291
33 - Utilities	\$363,188
Estimated Construction Cost	\$5,134,469
Estimated Construction Engineering Cost	\$308,000
Estimated Sponsor Admin Cost	\$6,000
Total Estimated Project Cost	\$5,448,469
Estimated Eligible Terminal Building Costs (48.2%)	\$1,723,816
Estimated Eligible Site Work Costs	\$1,865,073
Estimated Federal Share (90% of Eligible Costs)	\$3,230,000
Estimated Local Share	\$2,218,469

Capital Improvement Program (CIP) Data Sheet


See the instructions section for information on completing this FAA Central Region form.

Airport Name, LOCID, City, State:	Norfolk Regional Airport, OFK, Norfolk, NE		
AIP Project Type:	Construct Hangar		
Local Priority:	1 - Very high	Federal Share:	\$ 1,119,150
Federal FY Requested:	2026	State Share:	\$
		Local Share:	\$ 58,903
		Total Project Cost:	\$ 1178053

Provide detailed project scope and justification below. You must attach on a *separate* sheet or PDF a sketch/drawing that clearly depicts the scope of the project.

Construction of a 112' x 62' two-bay aircraft storage hangar at OFK. Project includes hangar approach slab, two 55'-6" x 18' hangar doors, slab-on-grade, Pre-Engineered Metal Building (PEMB), electric service, electric heat, ventilation, floor drains, and lighting.

Sponsor Signature Block

Signature:	Justin Martin  <div style="font-size: small; margin-left: 10px;"> Digitally signed by Justin Martin Date: 2025.06.24 15:40:54 -05'00' </div>	Date:	06/04/2025
Printed Name:	Justin Martin	Title:	Airport Manager
Phone Number:	(402) 841-5130	Email:	justin@norfolkneairport.com



0 30' 60'



CONSTRUCT HANGAR

Construct Hangar

Engineer's Cost Estimate

Norfolk Regional Airport, Nebraska

Item No.	Description	Unit	Quantity	Unit Price	Amount
01 41 26	Stormwater Pollution Prevention Plan (SWPPP) Preparation and Management	LS	1	\$20,311.00	\$20,300
01 71 14	Mobilization	LS	1	\$101,556.00	\$101,600
02 41 13	Removal of Fence	LF	144	\$8.00	\$1,200
13 34 19	2-Bay Box Hangar (112' x 62' with Two 55'-6" x 18' Hangar Doors), Complete	SF	6,944	\$117.43	\$815,463
31 14 00-1	Topsoil, Strip, Salvage & Spread	CY	130	\$12.00	\$1,600
31 14 00-2	Topsoil, Strip and Stockpile	CY	123	\$8.00	\$1,000
31 20 00-1	Excavation, Class 10, Roadway & Borrow	BCY	570	\$6.00	\$3,400
31 20 00-2	Excavation, Class 10, Waste	LCY	570	\$10.00	\$5,700
31 23 13-1	Subgrade Preparation	SY	336	\$3.00	\$1,000
31 23 13-2	Compaction Testing	LS	1	\$200.00	\$200
32 31 13	Fence, Chain Link, 96 In. Height	LF	32	\$80.00	\$2,600
32 92 00	Hydraulic Seeding, Seeding, Fertilizing, and Mulching	AC	0.24	\$3,400.00	\$800
33 71 19	Electrical Utility Services	LS	1	\$25,800.00	\$25,800
P-209-1	6-Inch Crushed Aggregate Base Course	SY	336	\$17.00	\$5,700
P-209-2	Separation Geotextile	SY	336	\$3.00	\$1,000
P-501-1	6-Inch Cement Concrete Pavement	SY	336	\$80.00	\$26,900
P-501-2	Contractor Quality Control Program (CQCP)	LS	1	\$1,345.00	\$1,300
Total Estimated Construction Costs					\$1,015,563
Estimated Engineering and Administrative Costs					\$162,490
Estimated Federal Share (95% - BIL AIG)					\$1,119,150
Estimated Local Share					\$58,903
Total Estimated Project Cost					\$1,178,053

Potential Federal Funds Available

Non-Primary Entitlement and Bipartisan Infrastructure Law/Infrastructure Investment and Jobs Act Allocations

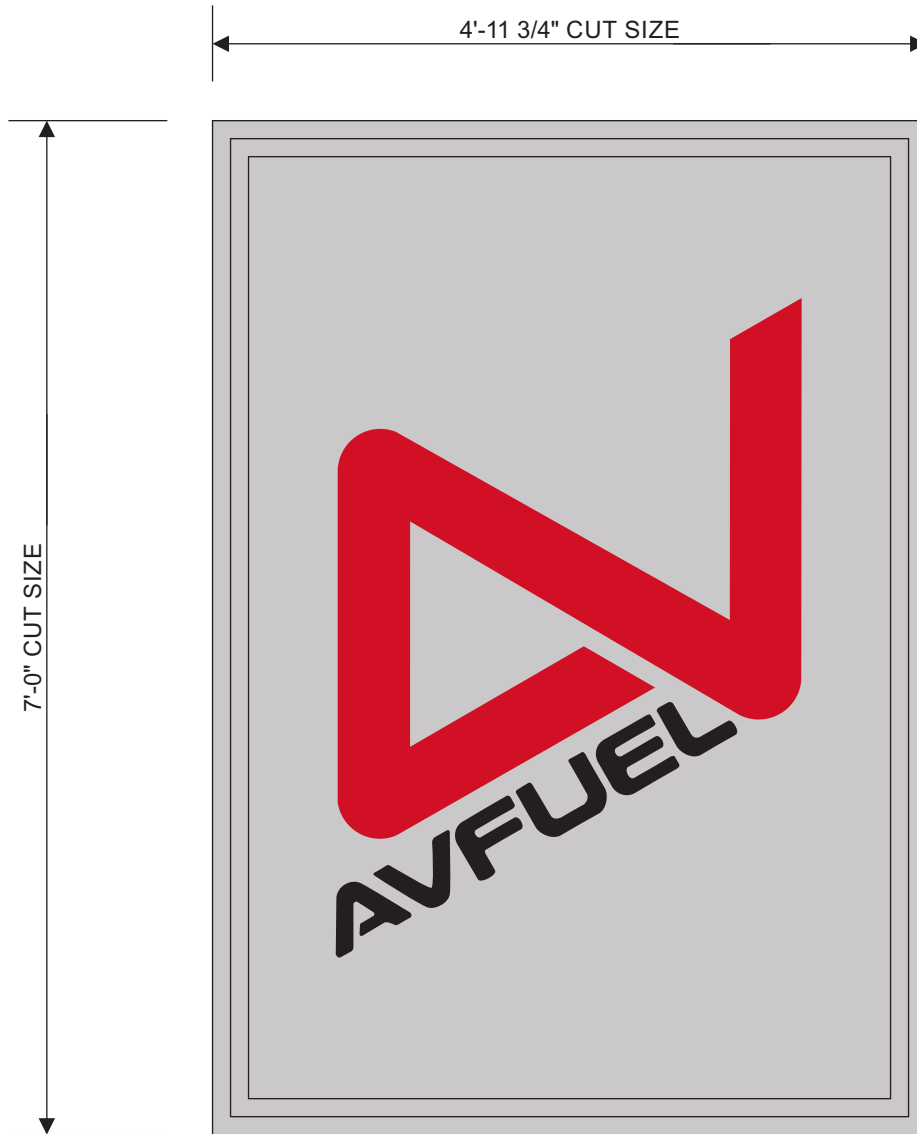
Airport: **Norfolk Regional Airport/Karl Stefan Memorial Field
Norfolk, Nebraska**

Federal Fiscal Year	Entitlement Funds	BIL/IIJA Funds
2023	\$150,000	\$261,150
2024	\$150,000	\$294,000
2025	\$150,000	\$282,000
2026	\$150,000	\$285,000
2027	\$150,000	

Potential Funds Available: **\$1,872,150**

Note:

- All entitlement funds are subject to appropriation by Congress.
- The 2023 entitlements expire the end of FY2026 (Sept. 30, 2026). If you are unable to use entitlement funds before they expire, please consider transferring them.
- The 2026 projects will be funded from the available funds. If you have a FY2026 project, subtract the expected grant amount from the above listed funds to determine funds available for future projects.
- FY2025 was 95/5% federal/local funding split. FY2026 will be 90/10% federal/local funding split.

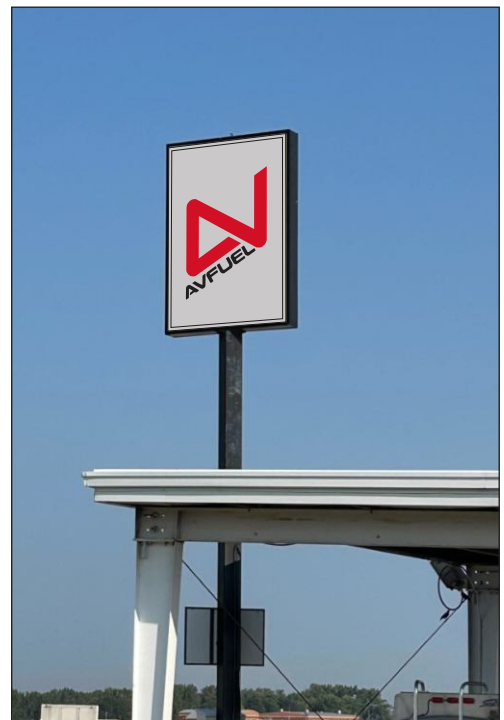


(2) STANDARD CLEAR POLYCARBONATE PAN FACE FOR EXISTING CABINET SECOND SURFACE PAINT AND VINYL DECORATION. THE RETAINER IS 1 1/2".

COLORS:
 BKGD: MATTHEWS BRUSHED ALUMINUM (41-342)
 LOGO: 2500-73 DARK RED
 COPY: BLACK PERFORATED



EXISTING



PROPOSED

AVFUEL
 CB 1782
 NORFOLK
 AIRPORT AUTHORITY
 4100 S 13TH ST
 NORFOLK, NE
 ORDER #:

ALL INFORMATION CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND PROPRIETARY. IT IS THE SOLE PROPERTY OF ADAMS SIGNS AND IS NOT TO BE REPRODUCED BY ANYONE WITHOUT WRITTEN CONSENT FROM ADAMS SIGNS.

ACCEPTED BY: _____ DATE: _____

THIS SIGN SHALL REMAIN THE PROPERTY OF ADAMS SIGNS UNTIL FULLY PAID FOR.

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



ADAMS ELECTRIC SIGNS
MASSILLON, OHIO

SCALE: 3/4" = 1'-0"

DATE: 10-16-25

SALES: JOEY

ART: RS

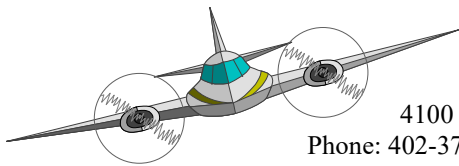
DWG. #: 1025017

CKD.:

AS BUILT: CABINET TRIM SIZE:

FACE TRIM SIZE:

NORFOLK AIRPORT AUTHORITY
Norfolk Regional Airport with Karl Stefan Memorial Field



HANGAR LEASE

4100 So. 13th St., P.O. Box 1343, Norfolk, NE 68702-1343
Phone: 402-371-7210 Fax: 402-3271-2715 Email: adminofk@norfolkneairport.com

This lease agreement made and entered into this **1st** day of January **20**____ by and between the Norfolk Airport Authority, the Authority, hereinafter called Authority, and _____, as the Tenant, hereinafter called Tenant. The Tenant's information and applicable aircraft information are as follows:

Liberty Aviation, Inc.
Darren Zanardi
1225 Road 5 A
Schuyler, NE 68661-7151

Aircraft Type:
Aircraft Number:

Insurance carrier:
Certificate of aircraft insurance expires on:

Aircraft Owner:
Regular pilot (s):

Whereas, the Norfolk Airport Authority is a legal governmental subdivision having the maintenance and control of Norfolk Regional Airport/Karl Stefan Memorial Field, and the Authority deems it proper to enter into a lease with the Tenant and the Tenant desires to lease a portion of the Airport property and its improvements under the terms and conditions set forth herein. This lease cancels and supersedes any previous written or oral leases between the parties.

IT IS THEREFORE AGREED BY AND BETWEEN THESE PARTIES, incorporating the recitals above, that each of said parties bind themselves to this agreement and the following terms and conditions:

1. PREMISES/HANGAR DESCRIPTION: Authority shall hereby lease to Tenant the following described premises for the purposes, uses and subject to the terms and requirements below:

UNIT/HANGAR NUMBER: _____

2. TERM: The term of this lease shall be for the period of one (1) year from the 1st day of January until the 31st day of December 20____, its expiration date.

3. RENT: The rent to be paid by the Tenant to the Authority for the use of said premises in the sum of:

RENT: _____
Plus heat charges: _____
FEE FOR ELECTRICAL ADD ONS: _____
TOTAL: MONTHLY: _____ ANNUALLY: _____
(5% discount included)

Rent payments are to be paid annually or monthly in advance at the office of the **Airport Manager, Norfolk Regional Airport, P.O. Box 1343, Norfolk, Nebraska. 68702-1343.**

4. UTILITIES: The hangar is equipped with electricity, Tenant is authorized to use electricity, and Authority shall be responsible for the electric payment, provided Tenant pays the amounts for Electrical under section 3 above. Authority shall be responsible for payment of all its own utility expense (gas, electric, telephone, heat, etc.) and at no time shall Tenant use the utilities of Authority without the Authority's prior written consent, nor shall Tenant have a utility connected to the hangar without Authority's consent nor shall it place a utility bill into the name of Authority.

5. HANGAR USE: Tenant has rented the hangar space solely for the purpose of storing aircraft and repair and service of aircraft. Tenant will not store gasoline or other combustible material on the premises except in the tanks of the housed aircraft.

Tenant shall not conduct non-aeronautical business activities out of the hangar nor store items in support of a non-aeronautical business.

Area heaters, with an open flame, are not permitted in the hangars. At no time shall the Tenant store any flammable material (except for fuel in the aircraft) nor shall the Tenant store explosives or other dangerous or hazardous materials, in or around the hangar, without Authority's prior written consent. No smoking or open flame devices, including such heaters, are permitted. Tenant shall not hereafter make use of the premises in any manner which might create electrical or electronic interference with navigational signals or radio communications, impair the ability of pilots to visually distinguish the airfield, or otherwise endanger the landing, taking off, or maneuvering of aircraft. Authority reserves the right to abate any such hazard at the expense of Tenant. No improvement may be constructed, fixtures added, or premises modified without the prior written consent of Authority

6. POSSESSION: Tenant accepts the hangar space in its present condition. Tenant will not make or suffer any waste or destruction to said hangar premises during the term of this lease, nor permit the accumulation of any trash, debris, or other substance on said premises that might cause extra hazard on account of fire in said premises or that might enter onto Airport property thus creating a hazard. Upon the termination of this lease, Tenant will on or before the date of termination, return peaceful possession of said premises to the Authority with the hangar in as good a condition as it was at the time of the commencement of this lease, usual wear, tear, unavoidable acts and loss by fire or storm excepted.

7. RIGHT TO INSPECT: Authority reserves the right to enter upon the premises and enter the hangar at any reasonable time for the purpose of making any inspection it may deem expedient to the proper enforcement of any of the covenants or condition of this agreement, or to the operation of the airport. Despite any provision in this lease to the contrary, the parties agree that the Authority retains the right to reenter the leased premises, from time to time, without further notice, to monitor compliance with the lease agreement and for emergency purposes related to safety, security, and operation and maintenance of the airport facility. A master key for each lock shall be kept by the Airport Manager on behalf of Authority. The use of a lock other than the lock issued by Authority on the hangar door is prohibited, unless done so with the prior approval of the Airport Manager and with providing a key and/or code to the approved lock. Authority reserves the right to remove private locks at its discretion. As such any locks or means of securing the hangar must be approved by Authority. Any unapproved locks are subject to removal or destruction by Authority at the expense of Tenant.

8. RELOCATION CLAUSE & AIRPORT DEVELOPMENT: Authority shall have a right, at its option upon not less than thirty (30) days prior written notice to Tenant, to relocate Tenant and at Authority's sole discretion provide substitute hangar at the airport. If Tenant is already in occupancy of a hangar, then Authority shall approve in advance the relocation expenses for purposes of reimbursement for Tenant's reasonable moving and relocation expenses. Authority reserves the right to further develop and improve the airport as Authority sees fit, regardless of the desires or views of Tenant, and without interference or hinderance from Tenant. If the development of the airport requires the removal and/or relocation of the hangar building, Authority and Tenant agree that such removal and/or relocation shall occur pursuant to this section.

9. MAINTENANCE: Authority will maintain and repair the hangar, associated appurtenances, and the surrounding land in a safe, useful, painted, and orderly condition. In the event of fire or any other damage or casualty to structures owned by Authority, Authority shall repair or replace the damaged structure. Authority reserves the right, but shall not be obligated to Tenant, to maintain and keep in repair the landing and taxi areas of the airport and all publicly owned facilities of the airport, together with the right to direct and control all activities of Tenant in this regard. Additionally, Authority shall be responsible for snow removal from the taxiways in front of the hangar; however, snow removal from the taxiways in front of Tenant's hangar shall be accomplished only after all runways, aprons, and primary taxiways have been first cleared. Tenant hereby releases and holds Authority harmless from any liability for any and all damages, incurred by Tenant, caused by or arising from the speed or timeliness of Authority's snow removal.

10. ASSIGNMENT FOR SUB-LEASE: Tenant shall neither assign this lease nor sub-lease the use of the premises to another party.

12. NON-DISCRIMINATION, LAWS, RULES AND REGULATIONS: The parties agree they shall abide by the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. The parties further agree to comply with all laws, rules and regulations of the Federal, State and Local governments that are applicable to the operation of this airport and upon notice to amend the terms of this lease to comply with any changes in said laws, rules or regulations, including the regulations of Authority which are passed for the safety, operation and maintenance of this airport facility. Additionally, Tenant agrees to comply with all rules and policies of Authority, including those set forth in Exhibit A attached hereto and those adopted and implemented by Authority.

13. INGRESS AND EGRESS: Tenant shall have the right to use the field facilities held for public use by Authority with ingress and egress to the same from the premises leased by Tenant. However, Authority need not furnish Tenant with any access ramps, taxi strips or runways, other than those existing at the time of the execution of this lease, and these may be altered, modified, or abandoned at Authority's discretion as long as some ingress and egress exist for Tenant.

14. LIABILITY & HOLD HARMLESS: Authority shall insure all improvements owned by Authority on the premises. Tenant shall bear the entire risk of damage or destruction of aircraft and other personal property stored in the hangar. Tenant on behalf of itself and its insurer waives any right of subrogation to Authority, arising out of damage or destruction of the aircraft or personal property while in the leased premises. Tenant further, by the signing of this lease, and in consideration of the like mutual release, releases Authority from liability for damage or destruction of its stored aircraft or personal property from any perils common to such aircraft or personal property, unless said damage or destruction is due to the sole negligence of Authority. Tenant agrees to indemnify and save harmless the Norfolk Airport Authority and the City of Norfolk, Nebraska, their Board members, agents, officers or employees from and against all liability for injuries to persons or damage to property occasioned by the operation of aircraft by Tenant or for Tenant's negligence.

15. INSURANCE: Tenant is required to supply proof of liability insurance in the amount of \$1,000,000.00 or more for any aircraft stored in any hangar at the Norfolk Airport. The Norfolk Airport Authority and the City of Norfolk shall be named insured on the policy with notice given to the same if cancelled for any reason.

16. DEFAULT PROVISIONS:

- a. Default Defined: Tenant shall be deemed in default upon the following:
 - i. Failure to pay rent or any other properly imposed fee within ten (10) days of its due date;
 - ii. In the event Tenant shall breach any of the other terms of this lease the Authority may at its option cancel said lease immediately;
 - iii. Abandonment of the hangar for a period of six months;
 - iv. The filing of any petition under the Federal Bankruptcy Act or any amendment thereto, including a petition for reorganization;
 - v. The commencement of any proceeding for dissolution or for the appointment of a receiver;
 - vi. The making of an assignment for the benefit of creditors;
 - vii. Violation of any of the other terms or conditions of this lease after written notice to cease and/or correct such violation has been served upon Tenant by the Authority, and after Tenant has failed to correct such violation within ten (10) days of service of such notice (or such later deadline as may be established in the Notice by Tenant). Service of notice may be by mailing notice by U.S. Mail, Certified Mail, or by personal service or by Authority posting notice on the leased hangar. In the case of a violation which cannot with due diligence be cured within a period established, Tenant may apply to Authority for an extension of time within which to cure said violation.
 - viii. If such violation of any of the other terms or conditions of this lease or rules or regulations of Authority are deemed to be a safety hazard to others utilizing the airport, then Authority may at its option cancel said lease immediately and take actions to remedy the safety hazard.
- b. Effect of Default: Default by Tenant shall authorize Authority, at its sole option, to declare this lease void, to cancel the same, and to re-enter and take possession of the premises.
- c. Remedies: Except otherwise provided herein, no right or remedy herein conferred shall be considered exclusive of any other right or remedy and each and every right and remedy shall be cumulative and in addition to any other right and remedy given hereunder, or now or hereafter existing at law or in equity or by statute.
- d. Restoration of Property: Upon termination of this lease, Tenant shall remove all of its aircraft, equipment, and property and restore the leased premises to its original vacant condition, unless Authority agrees, in writing, to accept all or any part of the property which Tenant wishes to abandon.
- e. Non-waiver: Any intentional or unintentional waiver by Authority of any violation of this agreement by Tenant shall not be construed or interpreted to be a waiver of any other prior, subsequent or contemporaneous violation.

17. CANCELLATION: Either party may cancel this lease, where no breach has been committed on any rent payment date upon giving the other party one month or more of written notice in advance.

IN WITNESS WHEREOF, intending to be legally bound hereby, the Parties have executed the foregoing Agreement.

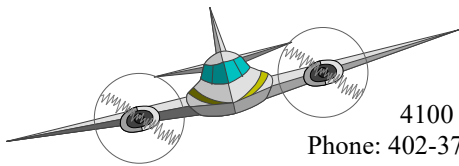
Signed by Tenant: _____ **Date** _____

For the NORFOLK AIRPORT AUTHORITY: _____ **Date** _____
Airport Manager

**EXHIBIT "A" -
ADDITIONAL AIRPORT LEASE PROVISIONS**

1. Authority reserves the right (but shall not be obligated to Tenant) to maintain and keep in repair the landing area of the airport and all publicly owned facilities of the airport, together with the right to direct and control all activities of the Tenant in this regard.
2. During time of war or national emergency Authority shall have the right to enter into an agreement with the United States Government for military or naval use of part or all of the landing area, the publicly owned air navigation facilities and/or other areas or facilities of the airport. If any such agreement is executed, the provisions of this instrument, insofar as they are inconsistent with the provisions of the agreement with the Government shall be suspended.
3. This agreement shall be subordinate to the provisions of any outstanding agreement between Authority and the United States relative to the maintenance, operation or development of the airport.
4. It is understood and agreed that the rights granted by this agreement will not be exercised in such a way as to interfere with or adversely affect the use, operation, maintenance or development of the airport.
5. Authority reserves the right to create or adopt rules, regulations and restrictions that all members of the public, including Tenant, must follow.

NORFOLK AIRPORT AUTHORITY
Norfolk Regional Airport with Karl Stefan Memorial Field



HANGAR LEASE

4100 So. 13th St., P.O. Box 1343, Norfolk, NE 68702-1343
Phone: 402-371-7210 Fax: 402-3271-2715 Email: adminofk@norfolkneairport.com

This lease agreement made and entered into this **1st** day of January **20**____ by and between the Norfolk Airport Authority, the Authority, hereinafter called Authority, and _____, as the Tenant, hereinafter called Tenant. The Tenant's information and applicable aircraft information are as follows:

Liberty Aviation, Inc.
Darren Zanardi
1225 Road 5 A
Schuyler, NE 68661-7151

Aircraft Type:
Aircraft Number:

Insurance carrier:
Certificate of aircraft insurance expires on:

Aircraft Owner:
Regular pilot (s):

Whereas, the Norfolk Airport Authority is a legal governmental subdivision having the maintenance and control of Norfolk Regional Airport/Karl Stefan Memorial Field, and the Authority deems it proper to enter into a lease with the Tenant and the Tenant desires to lease a portion of the Airport property and its improvements under the terms and conditions set forth herein. This lease cancels and supersedes any previous written or oral leases between the parties.

IT IS THEREFORE AGREED BY AND BETWEEN THESE PARTIES, incorporating the recitals above, that each of said parties bind themselves to this agreement and the following terms and conditions:

1. PREMISES/HANGAR DESCRIPTION: Authority shall hereby lease to Tenant the following described premises for the purposes, uses and subject to the terms and requirements below:

UNIT/HANGAR NUMBER: _____

2. TERM: The term of this lease shall be for the period of one (1) year from the 1st day of January until the 31st day of December 20____, its expiration date.

3. RENT: The rent to be paid by the Tenant to the Authority for the use of said premises in the sum of:

RENT: _____
Plus heat charges: _____
FEE FOR ELECTRICAL ADD ONS: _____
TOTAL: MONTHLY: _____ ANNUALLY: _____
(5% discount included)

Rent payments are to be paid annually or monthly in advance at the office of the **Airport Manager, Norfolk Regional Airport, P.O. Box 1343, Norfolk, Nebraska. 68702-1343.**

4. UTILITIES: The hangar is equipped with electricity, Tenant is authorized to use electricity, and Authority shall be responsible for the electric payment, provided Tenant pays the amounts for Electrical under section 3 above. Authority shall be responsible for payment of all its own utility expense (gas, electric, telephone, heat, etc.) and at no time shall Tenant use the utilities of Authority without the Authority's prior written consent, nor shall Tenant have a utility connected to the hangar without Authority's consent nor shall it place a utility bill into the name of Authority.

5. HANGAR USE: Tenant has rented the hangar space solely for the purpose of storing aircraft and repair and service of aircraft. Tenant will not store gasoline or other combustible material on the premises except in the tanks of the housed aircraft.

Tenant shall not conduct non-aeronautical business activities out of the hangar nor store items in support of a non-aeronautical business.

Area heaters, with an open flame, are not permitted in the hangars. At no time shall the Tenant store any flammable material (except for fuel in the aircraft) nor shall the Tenant store explosives or other dangerous or hazardous materials, in or around the hangar, without Authority's prior written consent. No smoking or open flame devices, including such heaters, are permitted. Tenant shall not hereafter make use of the premises in any manner which might create electrical or electronic interference with navigational signals or radio communications, impair the ability of pilots to visually distinguish the airfield, or otherwise endanger the landing, taking off, or maneuvering of aircraft. Authority reserves the right to abate any such hazard at the expense of Tenant. No improvement may be constructed, fixtures added, or premises modified without the prior written consent of Authority

6. POSSESSION: Tenant accepts the hangar space in its present condition. Tenant will not make or suffer any waste or destruction to said hangar premises during the term of this lease, nor permit the accumulation of any trash, debris, or other substance on said premises that might cause extra hazard on account of fire in said premises or that might enter onto Airport property thus creating a hazard. Upon the termination of this lease, Tenant will on or before the date of termination, return peaceful possession of said premises to the Authority with the hangar in as good a condition as it was at the time of the commencement of this lease, usual wear, tear, unavoidable acts and loss by fire or storm excepted.

A. Exclusivity: Tenant shall have the right to exclude others, subject to the terms of this Lease, from possession of the hangar space during the term of this lease; provided however, Authority reserves the right to use the premises for transient aircraft, i.e. aircraft that need hanger space on a short-term basis (for example an overnight basis), and to collect the fees for such use by third parties. This reservation of use by Authority can only be used when Tenant does not have aircraft in the hanger already. Stated again for clarity purposes, Tenant has the first priority to use the Premises, if Tenant is not actively using the Premises with an aircraft, Authority may lease the hanger space to a third party on a short term basis.

7. RIGHT TO INSPECT: Authority reserves the right to enter upon the premises and enter the hangar at any reasonable time for the purpose of making any inspection it may deem expedient to the proper enforcement of any of the covenants or condition of this agreement, or to the operation of the airport. Despite any provision in this lease to the contrary, the parties agree that the Authority retains the right to reenter the leased premises, from time to time, without further notice, to monitor compliance with the lease agreement and for emergency purposes related to safety, security, and operation and maintenance of the airport facility. A master key for each lock shall be kept by the Airport Manager on behalf of Authority. The use of a lock other than the lock issued by Authority on the hangar door is prohibited, unless done so with the prior approval of the Airport Manager and with providing a key and/or code to the approved lock. Authority reserves the right to remove private locks at its discretion. As such any locks or means of securing the hangar must be approved by Authority. Any unapproved locks are subject to removal or destruction by Authority at the expense of Tenant.

8. RELOCATION CLAUSE & AIRPORT DEVELOPMENT: Authority shall have a right, at its option upon not less than thirty (30) days prior written notice to Tenant, to relocate Tenant and at Authority's sole discretion provide substitute hangar at the airport. If Tenant is already in occupancy of a hangar, then Authority shall approve in advance the relocation expenses for purposes of reimbursement for Tenant's reasonable moving and relocation expenses. Authority reserves the right to further develop and improve the airport as Authority sees fit, regardless of the desires or views of Tenant, and without interference or hinderance from Tenant. If the development of the airport requires the removal and/or relocation of the hangar building, Authority and Tenant agree that such removal and/or relocation shall occur pursuant to this section.

9. MAINTENANCE: Authority will maintain and repair the hangar, associated appurtenances, and the surrounding land in a safe, useful, painted, and orderly condition. In the event of fire or any other damage or casualty to structures owned by Authority, Authority shall repair or replace the damaged structure. Authority reserves the right, but shall not be obligated to Tenant, to maintain and keep in repair the landing and taxi areas of the airport and all publicly owned facilities of the airport, together with the right to direct and control all activities of Tenant in this regard. Additionally, Authority shall be responsible for snow removal from the taxiways in front of the hangar; however, snow removal from the taxiways in front of Tenant's hangar shall be accomplished only after all runways, aprons, and primary taxiways have been first cleared. Tenant hereby releases and holds Authority harmless from any liability for any and all damages, incurred by Tenant, caused by or arising from the speed or timeliness of Authority's snow removal.

10. ASSIGNMENT FOR SUB-LEASE: Tenant shall neither assign this lease nor sub-lease the use of the premises to another party.

12. NON-DISCRIMINATION, LAWS, RULES AND REGULATIONS: The parties agree they shall abide by the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. The parties further agree to comply with all laws, rules and regulations of the Federal, State and Local governments that are applicable to the operation of this airport and upon notice to amend the terms of this lease to comply with any changes in said laws, rules or regulations, including the regulations of Authority which are passed for the safety, operation and maintenance of this airport facility. Additionally, Tenant agrees to comply with all rules and policies of Authority, including those set forth in Exhibit A attached hereto and those adopted and implemented by Authority.

13. INGRESS AND EGRESS: Tenant shall have the right to use the field facilities held for public use by Authority with ingress and egress to the same from the premises leased by Tenant. However, Authority need not furnish Tenant with any access ramps, taxi strips or runways, other than those existing at the time of the execution of this lease, and these may be altered, modified, or abandoned at Authority's discretion as long as some ingress and egress exist for Tenant.

14. LIABILITY & HOLD HARMLESS: Authority shall insure all improvements owned by Authority on the premises. Tenant shall bear the entire risk of damage or destruction of aircraft and other personal property stored in the hangar. Tenant on behalf of itself and its insurer waives any right of subrogation to Authority, arising out of damage or destruction of the aircraft or personal property while in the leased premises. Tenant further, by the signing of this lease, and in consideration of the like mutual release, releases Authority from liability for damage or destruction of its stored aircraft or personal property from any perils common to such aircraft or personal property, unless said damage or destruction is due to the sole negligence of Authority. Tenant agrees to indemnify and save harmless the Norfolk Airport Authority and the City of Norfolk, Nebraska, their Board members, agents, officers or employees from and against all liability for injuries to persons or damage to property occasioned by the operation of aircraft by Tenant or for Tenant's negligence.

15. INSURANCE: Tenant is required to supply proof of liability insurance in the amount of \$1,000,000.00 or more for any aircraft stored in any hangar at the Norfolk Airport. The Norfolk Airport Authority and the City of Norfolk shall be named insured on the policy with notice given to the same if cancelled for any reason.

16. DEFAULT PROVISIONS:

- a. Default Defined: Tenant shall be deemed in default upon the following:
 - i. Failure to pay rent or any other properly imposed fee within ten (10) days of its due date;
 - ii. In the event Tenant shall breach any of the other terms of this lease the Authority may at its option cancel said lease immediately;
 - iii. Abandonment of the hangar for a period of six months;
 - iv. The filing of any petition under the Federal Bankruptcy Act or any amendment thereto, including a petition for reorganization;
 - v. The commencement of any proceeding for dissolution or for the appointment of a receiver;
 - vi. The making of an assignment for the benefit of creditors;
 - vii. Violation of any of the other terms or conditions of this lease after written notice to cease and/or correct such violation has been served upon Tenant by the Authority, and after Tenant has failed to correct such violation within ten (10) days of service of such notice (or such later deadline as may be established in the Notice by Tenant). Service of notice may be by mailing notice by U.S. Mail, Certified Mail, or by personal service or by Authority posting notice on the leased hangar. In the case of a violation which cannot with due diligence be cured within a period established, Tenant may apply to Authority for an extension of time within which to cure said violation.
 - viii. If such violation of any of the other terms or conditions of this lease or rules or regulations of Authority are deemed to be a safety hazard to others utilizing the airport, then Authority may at its option cancel said lease immediately and take actions to remedy the safety hazard.
- b. Effect of Default: Default by Tenant shall authorize Authority, at its sole option, to declare this lease void, to cancel the same, and to re-enter and take possession of the premises.
- c. Remedies: Except otherwise provided herein, no right or remedy herein conferred shall be considered exclusive of any other right or remedy and each and every right and remedy shall be cumulative and in addition to any other right and remedy given hereunder, or now or hereafter existing at law or in equity or by statute.
- d. Restoration of Property: Upon termination of this lease, Tenant shall remove all of its aircraft, equipment, and property and restore the leased premises to its original vacant condition, unless Authority agrees, in writing, to accept all or any part of the property which Tenant wishes to abandon.
- e. Non-waiver: Any intentional or unintentional waiver by Authority of any violation of this agreement by Tenant shall not be construed or interpreted to be a waiver of any other prior, subsequent or contemporaneous violation.

17. CANCELLATION: Either party may cancel this lease, where no breach has been committed on any rent payment date upon giving the other party one month or more of written notice in advance.

IN WITNESS WHEREOF, intending to be legally bound hereby, the Parties have executed the foregoing Agreement.

Signed by Tenant: _____ Date _____

For the NORFOLK AIRPORT AUTHORITY: _____ Date _____
Airport Manager

**EXHIBIT "A" -
ADDITIONAL AIRPORT LEASE PROVISIONS**

1. Authority reserves the right (but shall not be obligated to Tenant) to maintain and keep in repair the landing area of the airport and all publicly owned facilities of the airport, together with the right to direct and control all activities of the Tenant in this regard.
2. During time of war or national emergency Authority shall have the right to enter into an agreement with the United States Government for military or naval use of part or all of the landing area, the publicly owned air navigation facilities and/or other areas or facilities of the airport. If any such agreement is executed, the provisions of this instrument, insofar as they are inconsistent with the provisions of the agreement with the Government shall be suspended.
3. This agreement shall be subordinate to the provisions of any outstanding agreement between Authority and the United States relative to the maintenance, operation or development of the airport.
4. It is understood and agreed that the rights granted by this agreement will not be exercised in such a way as to interfere with or adversely affect the use, operation, maintenance or development of the airport.
5. Authority reserves the right to create or adopt rules, regulations and restrictions that all members of the public, including Tenant, must follow.

Year	Month	Jet A Gal	Jet \$	100LL Gal	100LL \$
2024	January	4438	\$18,443.00	776.27	\$4,278.74
2024	February	7580	\$32,000.07	2579.17	\$13,982.97
2024	March	13875	\$64,546.43	3210.48	\$17,420.95
2024	April	15780	\$74,799.77	3300.82	\$17,884.08
2024	May	14774	\$68,125.73	2627.94	\$14,212.27
2024	June	11245	\$49,770.03	3420.65	\$18,882.40
2024	July	12759	\$59,520.83	5327.1	\$29,767.31
2024	August	11322	\$51,351.20	3777.23	\$21,171.78
2024	September	15727	\$71,032.56	3497.84	\$19,631.05
2024	October	14419	\$64,182.83	2843.96	\$15,961.68
2024	November	11184	\$51,229.41	1874.86	\$10,485.19
2024	December	10052	\$43,453.27	1858.87	\$10,440.95
Total		143155	\$648,455.13	35095.19	\$194,119.37

Year	Month	Jet A Gal	Jet \$	100LL Gal	100LL \$	Jet A Dif Gal.	100LL Dif Gal
2025	January	9373	\$39,781.06	1947.41	10,929.17	4935	1171.14
2025	February	9627	\$41,496.02	1347.4	\$7,717.01	2047	-1231.77
2025	March	9066	\$39,786.17	1872.85	\$10,484.47	-4809	-1337.63
2025	April	12695	\$52,429.38	2592.89	\$14,564.41	-3085	-707.93
2025	May	7836.5	\$33,165.89	3482.18	\$19,719.28	-6937.5	854.24
2025	June	13454	\$55,291.40	2635.81	\$14,891.83	2209	-784.84
2025	July	9946.1	\$42,738.03	3690.53	\$20,893.09	-2812.9	-1636.57
2025	August	13046	\$54,751.39	4081.07	\$22,941.96	1724	303.84
2025	September	9623	\$41,067.50	2628.5	\$14,859.64	-6104	-869.34
2025	October	9234	\$39,376.77	3564.33	\$20,187.36	-5185	720.37
2025	November	7136	\$31,585.83	2208.25	\$12,529.34	-4048	333.39
2025	December					-10052	-1858.87
Total		111037	\$471,469.44	30051.22	\$158,788.39	-32118.4	-5043.97