



**A DECADE+ OF  
EXCELLENCE**  
INDIANAPOLIS INTERNATIONAL AIRPORT

**IAA Board of Directors Meeting Agenda  
December 20, 2024  
8:00 AM**

**Location: Board Conference Room – 4th floor and Via Zoom (Hybrid meeting)**

- I. **Call to Order**
- II. **Approval of Minutes of the IAA Board’s Meeting of November 15, 2024.**
- III. **Ordinances, Resolutions, and Public Hearings**
- IV. **Board Reports**
  - a) Board President’s Report
    - i. Congratulations to Tamika Catchings - Charles L. Whistler Award
- V. **Official Actions**

Consider for approval, the individual items on the **IAA General Agenda dated December 20, 2024.**
- VI. **Staff Reports**
  - a) Executive Director’s Report (Submitted in writing)
    - i. Q3 Core Value Winners
    - ii. IND Naturalization Ceremony
    - iii. Holly Jolly Jetway
    - iv. World Food Championship
    - v. Big Ten Football Championship
- VII. **Other Reports and Updates**
  - a) **Board Communications: *Next Meeting: Friday, January 17, 2025, at 8:00 AM***

**MINUTES**  
**Board of Directors Meeting**  
**Indianapolis Airport Authority**

The Regular Meeting of the Indianapolis Airport Authority (IAA) Board called to order at 8:00 am November 15, 2024, in the Airport's Board Conference Room at Indianapolis International Airport. President Glass asked for a roll call attendance. The following Board Members attended in person:

**Present at the commencement of the meeting and comprising a quorum were:**

Barbara Glass, President  
Steve Dillinger, Vice President  
Mamon Powers, Secretary – attending remotely  
Kurt Schleiter, Member  
Jeffrey Gaither, Member  
Duane Gibbs, Member – not attending  
W. Tobin McClamroch, Member – attending remotely  
Eric Dozier, Member  
Ryan Goodwin, Member – not attending  
Brett Voorhies, Member – attending remotely  
Tamika Catchings, Member – attending remotely  
Brian Tuohy, I.A.A. Board Counsel

**I.A.A. Executive Staff attending:**

Mario Rodriguez, Executive Director  
Keith Berlen, Sr. Director of Operations and Public Safety  
Alexandra Kalpakidis, Sr. Executive Assistant  
Maria Wiley, Sr. Director of Audit, Compliance & Procurement  
Jonathan Weinzapfel, General Counsel – attending remotely  
Rachel Stevens, Sr. Director of Human Resources  
Ellen Hurley, Associate General Counsel  
Robert Thomson, Sr. Director of Finance  
Jarod Klaas, Sr. Director of Planning and Development  
Megan Carrico, Sr. Director of Public Affairs  
Reid Goldsmith, Sr. Director of Information Technology  
Marsha Wurster, Sr. Director of Commercial Enterprise  
Holli Harrington, Sr. Director of Supplier Diversity and Diversity Officer

**APPROVAL OF MINUTES**

President Glass asked for a motion for approval. A motion for approval was made by Mr. Dillinger and seconded by Mr. Gaither. There being no discussion, President Glass asked for a roll call vote, and with all members stating, “Aye,” the Meeting Minutes of the IAA Board Meeting on October 18, 2024, were approved.

**ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS**

President Glass called upon Ellen Hurley, Associate General Counsel, to present for public hearing, General Ordinance 05-2024, implementing a schedule of 2025 rates and charges for the

use of the Airport's facilities and services as described in [Board Memo BP2024-11-01](#). At the conclusion of the presentation, President Glass opened the public hearing. There being no public comments, President Glass closed the public hearing. She then asked for a motion for approval of [BP2024-11-01](#). A motion for approval was made by Mr. Dillinger and seconded by Mr. Dozier. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-11-01](#).

President Glass then called upon Jarod Klaas, Sr. Director of Planning and Development, to present for approval and adoption, Resolution No. 09-2024, concerning the Charter for the Indianapolis International Airport's Master Plan Advisory Committee, as described in [Board Memo BP2024-11-02](#). President Glass asked for a motion for approval of [BP2024-11-02](#). A motion for approval was made by Mr. Voorhies and seconded by Mr. Powers. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-11-02](#).

## **BOARD REPORTS**

Board President's Report –

- President Glass announced that she has appointed Ryan Goodwin to serve as the Chairman for the Master Plan Advisory Committee.
- President Glass congratulated Executive Director Rodriguez for having been named the International Citizen of the Year by The International Center.

## **OFFICIAL ACTIONS**

### **INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED November 15, 2024:**

President Glass called upon Marsha Wurster, Sr. Director of Commercial Enterprise, to present for consideration and approval, [BP2024-11-03](#), an Amendment to each of the four existing Rental Car Agreements to add 185,000 square feet of Ready/Return and storage space to the respective Agreements, and utilize incremental Customer Facility Charge (CFC) revenues from the CFC adjustment to fund up to one million dollars (\$1,000,000) in total to reimburse rental car operators for the garage rental car improvement and space reallocation project. Amendments to be approved as outlined in the Board Paper for the following operators:

- Avis Budget Group, LLC.
- Enterprise Leasing Company of Indianapolis, LLC.
- The Hertz Corporation
- Tom Wood Think Inc., dba Sixt Rent a Car

President Glass asked for a motion for approval of [BP2024-11-03](#). A motion for approval was made by Mr. Dillinger and seconded by Mr. Gaither. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-11-03](#).

President Glass then called upon Ms. Wurster to present for consideration and approval, [BP2024-11-04](#), Action Item #1, a Real Estate Sale Agreement with Prudence C. Thayer and Shawn B. Redford and Thomas C. Redford, Co-Trustees of the Fred F. Thayer, Jr. Irrevocable Trust, for the IAA purchase of approximately 47.79 acres of land located at North County Road 500 West, in Hancock County for a total sale amount of \$2,461,185.00 or \$51,500.00 per acre. President Glass asked for a motion for approval of [BP2024-11-04](#), Action Item #1. A motion for approval was made by Mr. Gaither and seconded by Mr. Schleter. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-11-04](#), Action Item #1.

President Glass then called upon Ms. Wurster, to present for consideration and approval, [BP2024-11-04](#), Action Item #2, a Real Estate Sale Agreement with Cottingham Land LLC, for the IAA purchase of approximately 68.195 acres of land located at North County Road 500 West, in Hancock County for a total sale amount of \$3,512,042.50 or \$51,500.00 per acre. President Glass asked for a motion for approval of [BP2024-11-04](#), Action Item #2. A motion for approval was made by Mr. Schleter and seconded by Ms. Catchings. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-11-04](#), Action Item #2.

President Glass then called upon Ms. Wurster to present for consideration and approval, [BP2024-11-04](#), Action Item #3, a Real Estate Sale Agreement with Prudence C. Thayer, Trustee of the Prudence C. Thayer Living Trust, for the IAA purchase of approximately 10.564 acres of land situated along North County Road 500 West, in Hancock County for a total sale amount of \$370,000.00 or \$35,024.61 per acre. President Glass asked for a motion for approval of [BP2024-11-04](#), Action Item #3. A motion for approval was made by Mr. Schleter and seconded by Mr. Dillinger. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-11-04](#), Action Item #3.

President Glass then called Ms. Wurster to present for consideration and approval, [BP2024-11-05](#), the United States Postal Service Land & Building Lease Agreement for a period of five (5) years commencing April 1, 2026, through March 31, 2031, in the continuation of support to U.S. Postal Service operations. President Glass asked for a motion for approval for [BP2024-11-05](#). A motion for approval was made by Mr. Voorhies and seconded by Mr. Dozier. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-11-05](#).

President Glass then called Ms. Wurster to present for consideration and approval, [BP2024-11-06](#), the execution of the Cargolux Airlines International S.A. Agreement and Lease of Premises for a term commencing upon execution through December 31, 2026. President Glass asked for a motion for approval for [BP2024-11-06](#). A motion for approval was made by Mr. Gaither and seconded by Ms. Catchings. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-11-06](#).

President Glass then called upon Keith Berlen, Sr. Director of Operations & Public Safety, to present for consideration and approval, [BP2024-11-07](#), the purchase of a 3000-gallon ARFF vehicle from Oshkosh Airport Products, LLC, in an amount not to exceed \$1,455,762.00. President Glass asked for a motion for approval for [BP2024-11-07](#). A motion for approval was made by Mr. Dillinger and seconded by Mr. Gaither. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-11-07](#).

President Glass then called upon Jarod Klaas, Sr. Director of Planning & Development, to present for consideration and approval, [BP2024-11-08](#), Change Order No. 3 with Evans Development Company, Inc. for Stormwater & Deicing Capacity Projects at Indianapolis International Airport in an amount not-to-exceed \$426,750. President Glass asked for a motion for approval for [BP2024-11-08](#). A motion for approval was made by Mr. Schleiter and seconded by Mr. Powers. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-11-08](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, [BP2024-11-09](#), Change Order No. 1 with Milestone Contractors, L.P. Jetlinx Taxilane Widening at Indianapolis International Airport in an amount not-to-exceed \$92,031.50. Supplier diversity participation for Change Order No. 1 is MBE 5.22% (\$4,800.00) and WBE 9.13% (\$8,400.00). President Glass asked for a motion for approval for [BP2024-11-09](#). A motion for approval was made by Mr. Schleiter and seconded by Mr. Gaither. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-11-09](#).

## **STAFF REPORTS**

**Executive Director's Report** – Mario Rodriguez, E.D, announced that he had submitted a written report.

- i. IDDC Hoosier Hospitality Awards – Hafedh Khemir
- ii. Public Affairs Student Fellow - Aspen Grieshaber
- iii. 2024 ACI-NA MarComCX Awards
- iv. Aer Lingus IND-DUB Announcement
- v. Welcome to Swift City

## **Other Reports/Updates**

- a) Board Communications: Next Meeting: Friday, December 20, 2024, at 8:00am.

## **ADJOURNMENT**

**Meeting adjourned at 8:34am.**

The November 15, 2024 Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:

<https://zoom.us/rec/share/pWZcR2Et5FP1BusP5Huyd6RwmDNLSDrdaqD9Wwz7Ic-lUnKFXMtggoSnIOVebP48.eqNKP7Bmkl3IQPqq?startTime=1731675583000>

Passcode: 0=aH6bu?

**INDIANAPOLIS AIRPORT AUTHORITY \***

By: \_\_\_\_\_  
Barbara Glass, President

DATED: December 20, 2024

By: \_\_\_\_\_  
Mamon Powers III, Secretary

\* Signed under the Authority of IAA Board Resolution #11-2021



**IAA Board Meeting  
General Agenda  
December 20, 2024**

**General:**

- BP2024-12-01** Consider for approval the Option Agreement for the City of Indianapolis to purchase the Indianapolis Heliport.
- BP2024-12-02** Consider for approval an award of contracts for the Off-site Clinic, Wellness Programming, and Pharmacy services to employees of the Indianapolis Airport Authority to Marathon Health, LLC.
- BP2024-12-03** Consider for approval a Real Estate Sale Agreement with Prudence C. Thayer and Shawn B. Redford and Thomas C. Redford, Co-Trustees of the Fred F. Thayer, Jr. Irrevocable Trust, for the IAA purchase of approximately 0.23 acres of land located at West County Road 500 North, in Hancock County for a total sale amount of \$11,845.00.

**Capital:**

- BP2024-12-04** Consider for approval Amendment No.1 with Shrewsberry & Associates, Inc. for Airport Capital Program Management services at the Indianapolis International Airport and system of reliever airports in an amount not-to-exceed \$1,400,178.00 (fees and expenses). Supplier diversity participation is MBE at 62.96% (Shrewsberry & Associates, B.E. Reed, LLC) and WBE at 21.07% (MZ Corporation, The Etica Group, and DB Engineering).
- BP2024-12-05** Consider for approval of four (4) Staff Augmentation and Project Management Services contracts in Support of IAA's Capital Improvement Program and Other Projects and Initiatives at the Indianapolis Airport Authority.
  - Action 1:** BB Engineering & Management LLC in an amount not to exceed \$440,000.00.
  - Action 2:** J.S. Held in an amount not to exceed \$667,100.00.
  - Action 3:** Keramida in an amount not to exceed \$320,000.00 -Supplier Diversity Participation is WBE 100%.
  - Action 4:** BF&S in an amount not to exceed \$540,000.00.
- BP2024-12-06** Consider for approval Amendment No. 1 with CHA Consulting, Inc. for Runway 5L-23R Rehabilitation at Indianapolis International Airport in an amount not to exceed \$88,399.00 (fees). Supplier diversity participation is WBE 72.05% (Align Civil Engineering Inc.).

**BP2024-12-07** **Consider for approval** an award of contract for Re-Bid AOC Data Center - HVAC Rightsizing at Indianapolis International Airport to William J. Ciriello Plumbing Company, Inc. in an amount not-to-exceed \$1,094,000.00 plus a 10% construction reserve of \$109,400.00 for a total of \$1,203,400.00. William J. Ciriello Plumbing was the lowest responsive and responsible bidder. Supplier diversity participation is WBE 60.0% (William J. Ciriello Plumbing Company, Inc.).

**BP2024-12-08** **Consider for approval** an award of contract for Terminal and Concourses HVAC System Upgrades at Indianapolis International Airport to Honeywell International in an amount not to exceed \$3,362,100.00 plus a 10% construction reserve of \$336,210.00 for a total of \$3,698,310.00. Honeywell International was the lowest responsive and responsible bidder. Supplier diversity participation is VBE 7.26% (Kopec LLC).

**BP2024-12-09** **Consider for approval** an award of contract for Rehabilitate of Economy Parking Lot Pavement (Package No. 3) at Indianapolis International Airport to Rieth-Riley Construction Co. in an amount not-to-exceed \$3,998,200.00 plus a 10% construction reserve of \$399,820.00 for a total of \$4,398,020.00. Rieth-Riley Construction Co. was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 15.05% (Bibbs Hauling, Edward & Jones Concrete, GLS, Inc., Fox Contractors Corporation), WBE 7.27% (CJ's Inc., DWD Company, Slussers Green Thumb, Hoosier Company, Inc., BUC Construction, Crane Environmental), and VBE 0.43% (Mooresville Welding, Inc.).

**BP2024-12-10** **Consider for approval** professional services contracts with Woolpert Inc. for the construction of Airfield Maintenance Buildings at the following locations:

**Action 1:** a professional services contract with Woolpert Inc., for Construct Airfield Maintenance Building at Indianapolis Regional Airport in an amount not-to-exceed \$385,469.00 (fees and expenses). Supplier diversity participation is MBE, 23.7% (JQOL, Davis & Associates, CTL Engineering Inc.) and WBE, 2.04% (Etica Group).

**Action 2:** a professional services contract with Woolpert Inc., for Construct Airfield Maintenance Building at Eagle Creek Airpark in an amount not-to-exceed \$391,092.00 (fees and expenses). Supplier diversity participation is MBE 23.36% (JQOL, Davis & Associates, CTL Engineering Inc.) and WBE 2.37% (Etica Group).

**Action 3:** a professional services contract with Woolpert Inc., for Construct Airfield Maintenance Building at Indianapolis Metropolitan Airport in an amount not-to-exceed \$407,911.00 (fees and expenses). Supplier diversity participation is MBE 22.39% (JQOL, Davis & Associates, CTL Engineering Inc.), and WBE 1.4% (Etica Group).



## **BOARD MEMO – OPTION AGREEMENT FOR THE CITY OF INDIANAPOLIS TO PURCHASE THE INDIANAPOLIS HELIPORT**

To: IAA Board of Directors

From: Jonathan Weinzapfel, General Counsel

Date: December 13, 2024

Board Date: December 20, 2024

Subject: Approval of Option Agreement for City of Indianapolis to Purchase the Indianapolis Heliport

### **Background**

The Indianapolis Airport Authority (“IAA”) began working with the Federal Aviation Administration (“FAA”) in December 2020 to decommission and close the Heliport due to lack of use and excessive cost of operations and maintenance. As part of IAA’s planning to close the facility and provide for the redevelopment of the site, the IAA executed a Memorandum of Understanding (“MOU”) on July 5, 2022, with the City of Indianapolis (“City”) to establish a collaborative effort to plan for the reuse of the underlying property. In a November 25, 2024, letter to the IAA, entitled “Intent to Release All Federal Obligations and Approve Permanent Heliport Closure” the FAA formally approved the closure of the Indianapolis Heliport (“Heliport”) and issued “next steps” to bring the closure to fruition. IAA staff is proceeding with the implementation of these “next steps” which includes the following:

- Removal of all airworthy aircraft.
- Submit FAA Form 7460 to remove all imaginary slopes (approach and side slopes) from the airspace.
- Reappraise the Heliport within six (6) months of closure to determine a fair market value price which is the minimum amount the IAA must receive for the sale.
- Perform a comprehensive planning study on Air Mobility activities surrounding the IAA’s other airports within three (3) years of closure.
- Remove all aviation markings and disconnect circuits at the Heliport.
- Transfer aviation related equipment, such as the fuel farm, that the FAA determined is salvageable for use at other IAA owned airports.

IU Health, the lone remaining tenant at the Heliport, expects to complete construction of its new facility at Indianapolis Regional Airport in December 2025, and will presumably move to its new location shortly thereafter.

Now, with the FAA's formal decision to close the Heliport, the City would like to move forward pursuant to the MOU and execute an option agreement to purchase the Heliport property (the "Option Agreement") at a fair market price determined by averaging two appraisals and in turn, having a review appraisal performed within six months of the expected closure of the facility. To allow for its own proper appropriation and budgeting, the City will cite the March 2024 appraisal of the property of \$9.5 million to affix a value. The IAA expects that the purchase of the Heliport will be executed in the first quarter of 2026 at a fair market price higher than the March 2024 appraisal.

**Recommendation**

The IAA staff recommends that the IAA Board of Directors consider for approval the Option Agreement for the City of Indianapolis to purchase the Indianapolis Heliport.



## Board Memo – Off-site Clinic and Pharmacy Services Contract

From: Rachel Stevens, Senior Director, Human Resources

Date: November 30, 2024

Board Date: December 20, 2024

Subject: Marathon Health, LLC - Off-site Clinic and Pharmacy Services Contract

### **Background**

A Total Rewards analysis was completed in the early part of 2017, which identified (and continues to identify) the need to do as much as we can to provide a holistic approach to our benefit plans. This approach can drive down costs for employees as well as the IAA. Recommendations were then made to the Human Resources Committee of the IAA Board of Directors who approved a plan in March 2017 to seek cost mitigation and wellness programming using an off-site clinic vendor.

A Request for Submissions was issued to local vendors expressing interest in the project. OurHealth, LLC was the proposal chosen due to its location in the community where IAA employees live, its cost structure, and its ability to manage data and information throughout its network. OurHealth merged with Marathon Health in 2020, and the entity's name was formally changed to Marathon Health, LLC. The IAA Board of Directors approved the original adoption of this contract in 2017.

Earlier in 2024, the IAA conducted an updated Request for Submissions through our current benefit broker and ultimately determined that our current vendor is still the best vendor for our employee population. Therefore, this Board Memo recommends renewing the current contract with Marathon Health, LLC, which ends on December 31, 2024.

### **Scope**

Provide services to improve the health and wellness of the IAA employee population through patient-centered primary care, lab testing, pharmaceutical management, and health coaching with a heavy emphasis on leveraging data and technology.

Marathon Health, LCC offers a wellness solution and, in collaboration with health care professionals, a primary care solution for employers focused on optimizing the health of their employees, increasing productivity, and driving down the growth of their health benefits costs.

**Budget**

The Marathon Health, LLC contract is \$69.56 per employee per month (a 3% increase) at an annual cost of \$271,268.00 for the first year, which is within the approved 2025 Operating Budget. Year two is \$72.34 per person per month for an annual cost of \$290,362.00 and year three is \$75.23 per person per month for an annual cost of \$293,403.00. This project exceeds the delegation of authority of the Executive Director and will be 100% airport cash funded.

**Schedule**

The initial term of the agreement will commence on January 1, 2025, and will expire on the third anniversary of the commencement date.

**Supplier Diversity Participation**

Not Applicable

**Recommendation**

The IAA staff recommends the IAA Board consider for approval an award of contracts for the Off-site Clinic, Wellness Programming, and Pharmacy services to employees of the Indianapolis Airport Authority to Marathon Health, LLC.



Indianapolis Airport Authority

## **BOARD MEMO - REAL ESTATE AGREEMENTS**

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: December 5, 2024

Board Date: December 20, 2024

Subject: Indianapolis Regional Airport Real Estate Sale Agreement (IAA as Purchaser) with Prudence C. Thayer and Shawn B. Redford and Thomas C. Redford, Co-Trustees of the Fred F. Thayer, Jr. Irrevocable Trust (“Thayer Trust”)

### **Background**

Staff has been working on a transaction of land east of the Indianapolis Regional Airport (“Indy Regional”) for the acquisition of approximately 0.23 total acres (“Land”). The property is located at West County Road 500 North, Hancock County, Indiana 46055, being more particularly described or depicted in the aerial below, shown in solid yellow. The IAA’s current land holdings are outlined in a purple line with a total airport acreage consisting of 1,911 acres.

The Land proposed to be purchased as described in this Board Memo lies within a future Runway Protection Zone (RPZ), which takes into account an extension of the main runway (RW 7/25) at Indy Regional.

Staff has negotiated a Real Estate Sale Agreement (“Agreement”) for this 0.23 acre site at \$51,500.00 per acre, or \$11,845.00 for the total acreage. Upon Board approval of this land purchase, due diligence will immediately take place, including environmental investigations, survey, and preliminary title work.

### **Scope**

To execute the Real Estate Sale Agreement with Prudence C. Thayer and Shawn B. Redford and Thomas C. Redford, Co-Trustees of the Fred F. Thayer, Jr. Irrevocable Trust for the purchase of the Land, consisting of a total of 0.23 acres, to accommodate IAA’s future airfield infrastructure and long-term strategy for aviation development opportunities.

### **Schedule**

December 20, 2024: Upon approval, IAA Board execution of the Real Estate Sale Agreement with Prudence C. Thayer and Shawn B. Redford and Thomas C. Redford, Co-Trustees of the Fred F. Thayer, Jr. Irrevocable Trust, Living Trust.

January 7, 2025: Within ten (10) business days of the execution of the Real Estate Sale Agreement, IAA is to deliver earnest money in the total amount of Two Thousand Dollars (\$2,000.00) as defined within the Real Estate Sale Agreement.

March 5, 2025: IAA has seventy-five (75) days from the Execution Date of the Real Estate Sale Agreement as an Inspection Period. Closing on the purchase is to occur within thirty (30) days after the Inspection Period.

**Capital Expenditure:**

\$11,845.00 for 0.23 acres

Realizing the importance of this Land and its location to Indy Regional, funding for this transaction will be from the IAA's Land Funds (non-FAA Grant monies). It is expected Staff will add this Land to Indy Regional's Airport Layout Plan and its Master Planning efforts, and in turn, seek monetary reimbursement from the FAA Grant process associated with this land purchase.

**Operating Costs:**

Operating costs for the transaction will not exceed \$5,000.00 and are generally made up of a survey, environmental report, recording fees, title work, and closing costs.

**Supplier Diversity Participation**

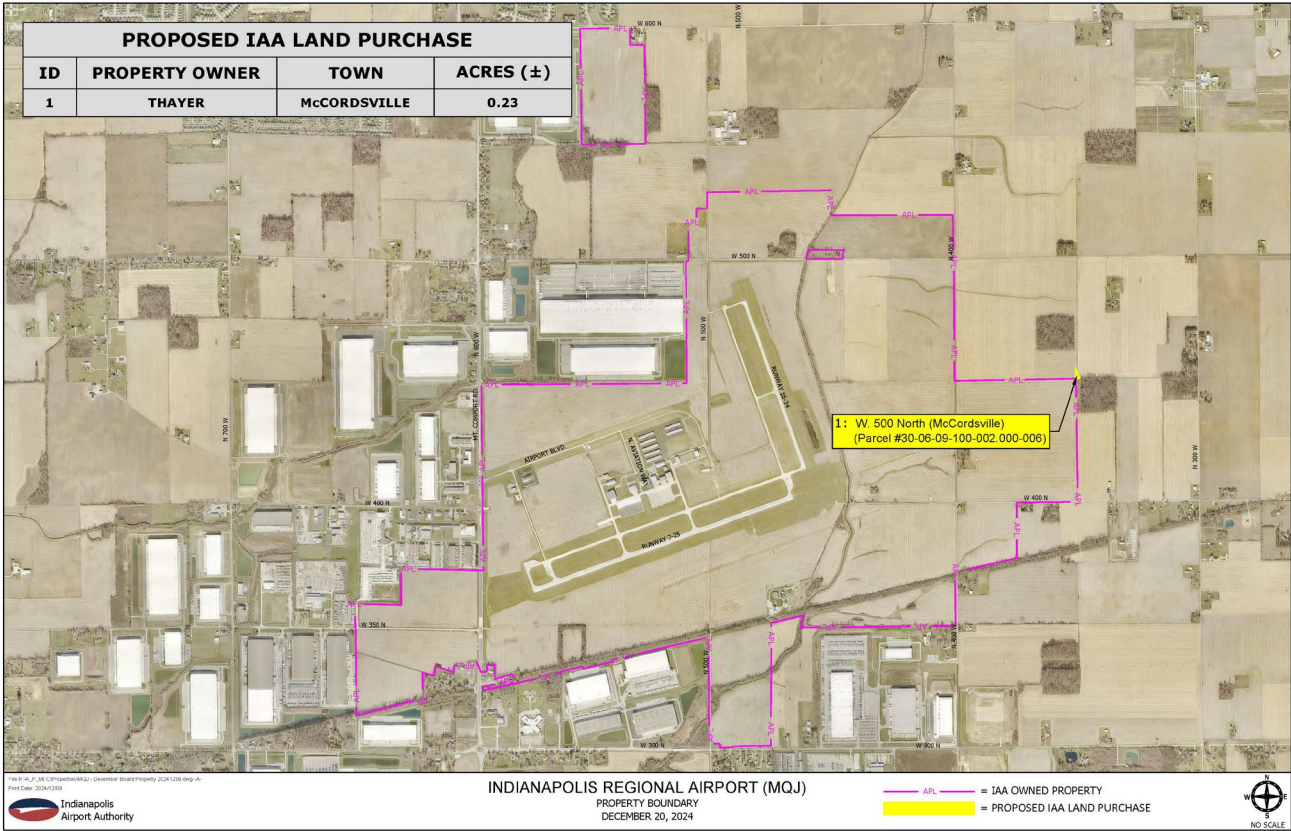
There is no MBE, WBE, or VBE spend on this particular transaction.

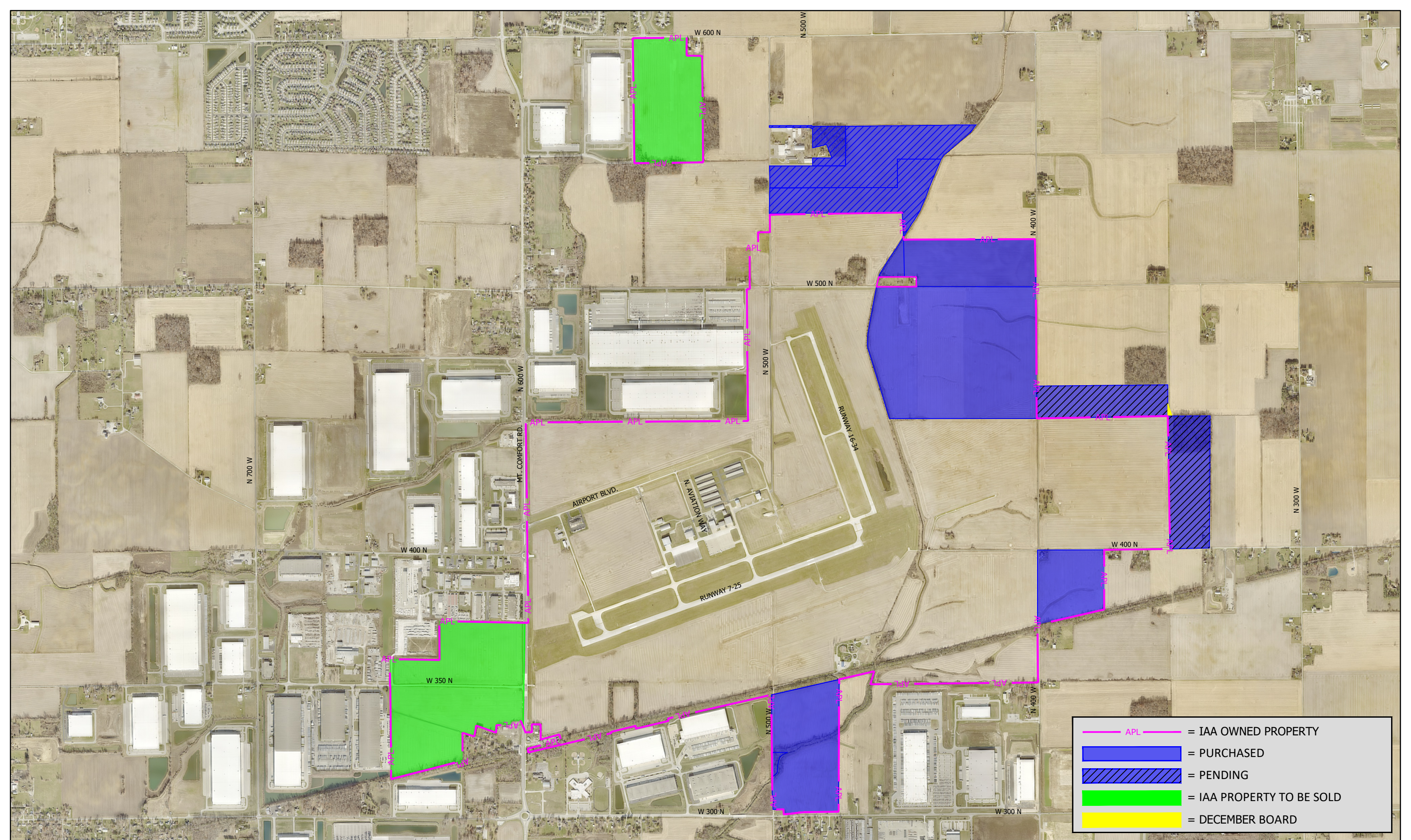
**Decision-Making Process / Alternatives**


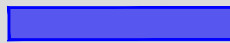
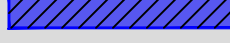


- To purchase the undeveloped property to accommodate future growth of Indy Regional Airport infrastructure and relatable aeronautical economic development.
- To not purchase the property; however, the long-term aeronautical infrastructure needs of Indy Regional could possibly not be realized without this particular acreage.
- To not purchase the property at this moment in time; however, when the IAA would require this property at a later date and time, the risk is another third-party non-aeronautical development could have already taken place, making the purchase price of the then-developed property much higher.

**Recommendation**

Consider for approval a Real Estate Sale Agreement with Prudence C. Thayer and Shawn B. Redford and Thomas C. Redford, Co-Trustees of the Fred F. Thayer, Jr. Irrevocable Trust, for the IAA purchase of approximately 0.23 acres of land located at West County Road 500 North, in Hancock County for a total sale amount of \$11,845.00.





	APL	= IAA OWNED PROPERTY
		= PURCHASED
		= PENDING
		= IAA PROPERTY TO BE SOLD
		= DECEMBER BOARD

## INDIANAPOLIS REGIONAL AIRPORT (MQJ)

LAND USE INITIATIVE OVERVIEW  
 DECEMBER 20, 2024



# Indianapolis Airport Authority

## **BOARD MEMO – AMENDMENT**

To: IAA Board of Directors

From: Jarod Klaas, P.E., Senior Director of Planning & Development

Date: November 10, 2024

Board Date: December 20, 2024

Subject: Approve Amendment No. 1 with Shrewsberry & Associates, Inc. for Airport Capital Program Management Services at Indianapolis International Airport (Project No. Q-22-026)

### **Background**

Since the end of the COVID-19 Pandemic the Indianapolis Airport Authority's (IAA) 5-year Capital Program has continued to grow, increasing from \$1.2B budgeted in 2024 to \$2.0B budgeted in 2025. This expansive growth, which is anticipated to continue over the next 5 years, requires the services of a Program Management Team (PMT) that can provide access to experienced PMs that can supplement the IAA's Staff, thereby providing the capacity to implement this robust Capital Program.

On January 21, 2022, the IAA Board of Directors approved a Professional Services Contract with Shrewsberry & Associates, LLC to provide Airport Capital Program Management services at the Indianapolis International Airport.

At this time, Planning and Development is requesting the Board to approve an amendment to the current Program Manager contract in order to provide the IAA with the capacity required to implement the critical projects included in the 2025 Capital Budget. This Amendment will both extend the contract term and increase the contract amount.

### **Scope**

Continued provision of a team of experienced Project Managers under the leadership of a Senior Level Project Manager.

### **Budget**

The Shrewsberry & Associates Amendment No. 1 will be financed through the Operating Budget and projects approved in the IAA's CIP Budget. The value of the Amendment is a not-to-exceed total of \$1,400,178.00 (fees and expenses) and includes 22,240 man-hours of PM time for 2025. The total for the contract after this Amendment will be not-to-exceed \$6,000,178.00.

**Schedule**

The Airport Capital Program Management Services Amendment No. 1 with Shrewsberry & Associates will begin January 1, 2025, with an end date of December 31,2025.

**Supplier Diversity Participation**

The following is the supplier diversity participation for this amendment:

COMPANY NAME	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Shrewsberry & Associates	\$ 773,748.55	\$ -	\$ -	55.26%	0.00%	0.00%
B.E. Reed, LLC	\$ 107,735.70	\$ -	\$ -	7.69%	0.00%	0.00%
MZ Corporation (Zurbuch)	\$ -	\$ 129,105.47	\$ -	0.00%	9.22%	0.00%
The Etica Group	\$ -	\$ 60,545.28	\$ -	0.00%	4.32%	0.00%
DB Engineering	\$ -	\$ 105,370.99	\$ -	0.00%	7.53%	0.00%
	<b>\$ 881,484.25</b>	<b>\$ 295,021.74</b>	<b>\$ -</b>	<b>62.96%</b>	<b>21.07%</b>	<b>0.00%</b>

**Contract Summary to Date**

Contract/Amendment & Execution Date	Service and Term	Amount	Diversity Participation %		
			MBE	WBE	VBE
Initial Contract November 17, 2023	Professional Services	\$4,600,000.00	60.41%	21.53%	0.00%
	Term: 12/1/23 – 12/31/24				
Amendment No. 1 December 20, 2024	Professional Services	\$1,400,178.00	62.96%	21.07%	0.00%
	Term: 1/1/25 – 12/31/25				
Revised Contract NTE		\$6,000,178.00	61.01%	21.42%	0.00%

**Recommendation**

The IAA Staff recommends the IAA Board of Directors consider for approval Amendment No.1 with Shrewsberry & Associates, Inc. for Airport Capital Program Management services at the Indianapolis International Airport and system of reliever airports in an amount not-to-exceed \$1,400,178.00 (fees and expenses). Supplier diversity participation is MBE at 62.96% (Shrewsberry & Associates, B.E. Reed, LLC) and WBE at 21.07% (MZ Corporation, The Etica Group, and DB Engineering).



# Indianapolis Airport Authority

## **BOARD MEMO – CONTRACT AWARDS**

To: IAA Board of Directors

From: Jarod Klaas, Senior Director, Planning & Development

Date: December 9, 2024

Board Date: December 20, 2024

Subject: Approval of Professional Services Contracts for Staff Augmentation and Project Management Services in Support of IAA’s Capital Improvement Program and Other Projects and Initiatives at the Indianapolis Airport Authority

### **Background**

On January 21, 2022, the Indianapolis Airport Authority (IAA) issued a Request for Qualifications for Staff Augmentation to provide Project Management Services in Support of Capital Improvement Program and Other Projects and Initiatives, with responses due February 21, 2022. Thirteen Statements of Qualifications were received. A committee of IAA staff reviewed the qualifications and determined seven (7) firms were qualified to provide the needed project management services.

On November 18, 2022, the IAA Board of Directors approved seven (7) Staff Augmentation and Project Management Services contracts supporting IAA’s Capital Improvement Program and Other Projects and Initiatives at the Indianapolis Airport Authority.

On December 15, 2023, the IAA Board of Directors approved the renewal of three (3) Staff Augmentation and Project Management Services contracts supporting IAA’s Capital Improvement Program and Other Projects and Initiatives at the Indianapolis Airport Authority.

The IAA’s Capital Program continues to grow in terms of the number and complexity of projects in addition to overall cost. In fact, the 5-year Capital Program grew from \$1.2B budgeted in 2024 to \$2.0B budgeted in 2025 and it is expected to continue growing over the next 5-years. For Planning and Development to implement this robust Capital Program requires adding additional staff at all levels, but specifically those positions which deal directly with project implementation. To that end, the IAA has previously engaged staff augments to supplement our full-time project management staff and, via this request for approval of these four actions, Planning and Development is once again asking the Board to approve these Staff Augment contracts in order to provide the Department with the capacity to implement the critical projects included in the 2025 Capital Budget.

**Scope**

**Action 1**

Professional Services Contract with BB Engineering & Management in an amount not to exceed \$440,000.00. The 2025 BB Engineering & Management contract will provide 2,200 hours of project management services for the Terminal Connected Airport Hotel and other Capital Projects and initiatives, as well as operating projects.

**Action 2**

Professional Services Contract with J.S. Held in an amount not to exceed \$667,100.00. This contract will provide 3980 hours of project management services in support of IAA projects and initiatives, as well as Coordination Services for the Planning and Development Airside Projects.

**Action 3**

Environmental Professional Services Contract with Keramida in an amount not to exceed \$320,000.00. This contract will provide professional services in support of IAA projects and initiatives for Environmental and Sustainability for an estimated 2,000 hours in 2025.

**Action 4**

Professional Services Contract with Butler, Fairman, & Seufert in an amount not to exceed \$540,000.00. This contract will provide 2,400 hours of project management services in support of IAA projects and initiatives and covers the 4<sup>th</sup> Quarter of 2024, as well as 2025.

**Budget**

These Staff Augmentation contracts will provide the IAA with a combined 10,580 hours of project management support. They will be financed through the 2025 Operating Budget and projects approved in the 2025 Capital Budget. The breakdown of the hours, rates, and contract totals is provided below.

Firm/Consultant	Anticipated Hours	Hourly Rate	Contract Value
<b>BB Engineering &amp; Management, LLC</b>			
Brad Bobich	2,200	\$ 200.00	\$ 440,000.00
<b>J.S. Held, LLC</b>			
Deb Kunce	100	\$ 250.00	\$ 667,100.00
Phil Strack	100	\$ 160.00	
Annette Basham	1,600	\$ 195.00	
Andrea Wesson	2,080	\$ 145.00	
Susan Drattlo	100	\$ 125.00	
<b>Keramida</b>			
Sara Guss	800	\$ 160.00	\$ 320,000.00
Genevieve Willman	1,200	\$ 160.00	
<b>Butler, Fairman, &amp; Seufert, Inc.</b>			
*Zach Weber	2,400	\$ 225.00	\$ 540,000.00

\*Includes 4<sup>th</sup> Quarter of 2024 and all of 2025

**Supplier Diversity Participation**

**For Action 1:** BB Engineering & Management is not a diverse business enterprise. Therefore, there is no supplier diversity participation On this contract.

**For Action 2:** J.S. Held, LLC is not a diverse business. Therefore, there is no supplier diversity participation on this contract.

**For Action 3:** The following is the supplier diversity participation:

Keramida	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
<b>Totals</b>	\$ -	\$ 320,000.00	\$ -	0.00%	100.00%	0.00%

**For Action 4:** BF&S is not a diverse business. Therefore, there is no supplier diversity participation on this contract.

**Recommendation**

The IAA Staff recommends the IAA Board of Directors consider for approval of four (4) Staff Augmentation and Project Management Services contracts in Support of IAA’s Capital Improvement Program and Other Projects and Initiatives at the Indianapolis Airport Authority.

**Action 1:** BB Engineering & Management LLC in an amount not to exceed \$440,000.00.

**Action 2:** J.S. Held in an amount not to exceed \$667,100.00.

**Action 3:** Keramida in an amount not to exceed \$320,000.00 - Supplier Diversity Participation is WBE 100%.

**Action 4:** BF&S in an amount not to exceed \$540,000.00.



## **BOARD MEMO – AMENDMENT**

To: IAA Board of Directors

From: Jarod Klaas, P.E., Senior Director of Planning & Development

Date: December 4, 2024

Board Date: December 20, 2024

Subject: Approve Amendment No. 1 to the contract with CHA Consulting, Inc. for Runway 5L-23R Rehabilitation at Indianapolis International Airport (Project No. I-25-040)

### **Background**

In recognition of the increased traffic the northern parallel runway (5L-23R) would incur due to the reconstruction of the southern parallel runway (5R-23L), the Indianapolis Airport Authority (IAA) completed a rehabilitation of the northern parallel in advance of the southern parallel's reconstruction. Continuous monitoring on the northern parallel has identified the need to perform further rehabilitative measures on Runway 5L-23R and portions of Taxiway A and Taxiway B to correct surface distress caused by additional traffic and the age of the pavement.

The IAA is initiating this additional rehabilitative effort to maintain the pavements while more extensive planning and design strategies are being developed to determine the appropriate program for Runway 5L-23R and its supporting taxiways.

On May 3, 2024, the IAA issued a Request for Qualifications (RFQ) per the Federal Aviation Administration (FAA) requirement to select a designer for this project, with responses due June 4, 2024. Four Statements of Qualifications were received. A review committee of four IAA representatives reviewed and ranked the qualifications, with CHA Consulting, Inc. being ranked by the committee as the best qualified to provide the professional services needed.

On September 20, 2024, the IAA Board approved the Design Contract with CHA Consulting, Inc.

### **Scope**

This amendment addresses additional scope to include a topographic survey within the Runway Object Free Area (ROFA) of Runway 5L-23R.

### **Budget**

The CHA Consulting, Inc. Contract Amendment No. 1 is \$88,399.00, which is within the approved 2025 Capital Budget for Runway 5L-23R Rehabilitation at Indianapolis International Airport.

For Airport Cash This project will be 100% Airport cash funded.

**Schedule**

This amendment does not change the term of the contract. The contract with CHA Consulting, Inc. expires on December 31, 2026, to facilitate the construction timeline, close-out, and the 10-month warranty walk-through, completion, and closeout, warranty walkthrough etc.

**Supplier Diversity**

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Align Civil Engineering, Inc.	\$ -	\$ 63,692.00	\$ -	0.00%	72.05%	0.00%
<b>Totals</b>	<b>\$ -</b>	<b>\$ 63,692.00</b>	<b>\$ -</b>	<b>0.00%</b>	<b>72.05%</b>	<b>0.00%</b>

**Contract Summary to Date**

Contract/Amendment & Execution Date	Service & Term	Amount	Diversity Participation %		
			MBE	WBE	VBE
Original Contract September 20, 2024	Professional Services Term: 9/20/2024 - 12/31/2026	\$ 820,174.00	11.24%	15.44%	3.34%
Amendment No. 1 December 20, 2024	Professional Services Term: 9/20/2024 - 12/31/2026	88,399.00	0.00%	72.05%	0.00%
<b>Revised Contract NTE</b>		<b>\$ 908,573.00</b>	<b>11.24%</b>	<b>87.49%</b>	<b>3.34%</b>

**Recommendation**

The IAA Staff recommends the IAA Board of Directors consider for approval Amendment No. 1 with CHA Consulting, Inc. for Runway 5L-23R Rehabilitation at Indianapolis International Airport in an amount not to exceed \$88,399.00 (fees). Supplier diversity participation is WBE 72.05% (Align Civil Engineering).



# Indianapolis Airport Authority

## **BOARD MEMO – CONTRACT AWARD**

To: Jarod Klaas, P.E., Senior Director of Planning & Development

From: Neal Jenkins, Project Manager

Date: November 18, 2024

Subject: Award Construction Contract to William J. Ciriello Plumbing Company, Inc. for Re-Bid AOC Data Center - HVAC Rightsizing at Airport (Project No. I-23-081C)

### **Background**

The Indianapolis Airport Authority (IAA) staff along with Circle Design Group, have identified the need to install a new geothermal well system, upgrade several outdated and inefficient components of the HVAC system, and replace the Uninterruptable Power Supply system at the AOC data center.

On December 14, 2022, and October 5, 2023, the IAA Senior Director of Planning and Development approved task orders 3 and 4 with Circle Design Group, Inc. through their 2022 On-Call Professional Service Contract for development of plans and specifications for bidding and to perform construction administration services.

On December 28, 2023, the IAA Executive Director of Planning and Development approved a construction contract with Ortman Drilling Inc. to provide labor, equipment, and miscellaneous materials necessary for the following:

- a. Perform formation thermal conductivity test of the site to assess its efficacy and suitability for the AOC Data Center HVAC Rightsizing.
- b. Installation of one (1) Geothermal Loop Field for backup cooling per plan requirements.
- c. Replace existing battery backup systems at AOC due to their age and reduced capabilities.

On May 6, 2024, the IAA staff received no bids despite extending the bid deadline three times. Consequently, the AOC/EOC Communication Manager requested separation of the UPS replacement portion from the overall project due to the current units reaching end of service life by year-end. Consequently, the project has been divided into two parts: I-23-081B AOC Data Center UPS Replacement and I-23-081C AOC Data Center HVAC Rightsizing. The contract with Ortman Drilling Inc. has been canceled, and the work will be included in the second part of the project, I-23-081C.

On September 25, 2024, the IAA Senior Director of Planning and Development approved Task Order 1 with Circle Design Group, Inc. through their 2024 On-Call Professional Service Contract

for development of plans and specifications for re-bidding services for the AOC Data Center HVAC Rightsizing, (I-23-081C).

On September 26, 2024, the IAA Executive Director approved the plans and specifications prepared by Circle Design Group and authorized the public bidding process for AOC Data Center – HVAC Rightsizing (No. I-23-081C).

On October 31, 2024, the IAA staff received 4 bids. The project contained a base bid only. The bids range from \$1,094,000.00 to \$2,167,000.00. William J. Ciriello Plumbing Company, Inc. was the lowest responsive and responsible bidder in the amount of \$1,094,000.00.

In addition to the contract amount, IAA staff are requesting a construction reserve of 10% of the total contract amount for this project. A construction reserve has been approved by the IAA Board of Directors on other projects and successfully implemented to ensure timely approval of minor changes necessary due to unforeseen conditions and circumstances. There are sufficient dollars within this project’s budget to accommodate the funding of a construction reserve. Change orders exceeding the construction reserve will be submitted to the IAA Board of Directors for approval.

**Scope**

Replacement of two existing Computer Room Air Conditioners, installation of twelve (12) geothermal wells, and replacement of one (1) chiller.

**Budget**

The William J. Ciriello Plumbing Company, Inc. contract is \$1,094,000.00, which is within the approved 2025 Capital Budget for AOC Data Center – HVAC Rightsizing.

**Project Name**

Contract Amount (including 10% reserve)	\$	1,203,400.00
Circle Design Group		111,345.00
Shrewsberry & Associates, LLC		54,764.00
ERMCO, Inc.		217,000.00
Advertisements for Bid		808.00
<b>Total Anticipated Project Cost</b>	<b>\$</b>	<b>1,587,317.00</b>

This project will be 100% Airport cash funded.

This project is being undertaken to preserve an asset. Without these improvements, the structure will continue to deteriorate more than normal maintenance and its remaining useful life will be reduced. As a result of the necessity to maintain the asset in working order, this project is exempt under the IAA’s hurdle rate policy and has not been subjected to an internal rate of return calculation.

**Supplier Diversity Participation**

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
William J. Ciriello Plumbing Company, Inc.	\$ -	\$ 656,400.00	\$ -	0%	60.00%	0%
Totals	\$ -	\$ 656,400.00	\$ -	0%	60.00%	0%

**Recommendation**

The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for Re-Bid AOC Data Center - HVAC Rightsizing at Indianapolis International Airport to William J. Ciriello Plumbing Company, Inc. in an amount not-to-exceed \$1,094,000.00 plus a 10% construction reserve of \$109,400.00 for a total of \$1,203,400.00. William J. Ciriello Plumbing was the lowest responsive and responsible bidder. Supplier diversity participation is WBE 60.0% (William J. Ciriello Plumbing Company, Inc.).



## **BOARD MEMO – CONTRACT AWARD**

To: IAA Board of Directors

From: Jarod Klaas, P.E., Senior Director of Planning & Development

Date: December 10, 2024

Board Date: December 20, 2024

Subject: Award Construction Contract to Honeywell International for Terminal and Concourse HVAC System Upgrades at Indianapolis International Airport (Project No. I-22-018B)

### **Background**

The Indianapolis Airport Authority (IAA) staff, along with Burns & McDonnell Engineering Company, Inc. (BMcD), identified the need to upgrade the heating, ventilation, and air conditioning (HVAC) equipment that services the terminal and concourses of the Indianapolis International Airport (IND).

On September 16, 2022, the IAA Board of Directors approved a contract with BMcD for the development of plans and specifications for bidding and to perform construction administration services for HVAC equipment upgrades, including the replacement of 738 controllers.

On July 21, 2023, the IAA Board approved Contract Amendment No. 1 with BMcD to provide additional design and commissioning services for replacing obsolete equipment, identifying operational sequencing improvements, adding various types of sensors, and detailing energy-saving measures.

On January 30, 2024, the IAA Deputy Senior Director of Planning and Development approved plans and specifications prepared by BMcD and authorized the public bidding process for Terminal and Concourse HVAC System Upgrades at Indianapolis International Airport.

On March 19, 2024, two bids were received. The lowest bidder modified the signature page which disqualified the bid, and the second bidder exceeded the engineer's estimate; therefore, the IAA staff recommended rejecting both bids and rebidding the project.

On April 03, 2024, the IAA Executive Director authorized the rejection of bids and approved plans and specifications prepared by BMcD and authorized the public bidding process for the project Rebid – Terminal and Concourses HVAC System Upgrades at Indianapolis International Airport.

On September 16, 2024, the IAA Staff received four bids. The project contained a base bid only. The bids ranged from \$3,362,100.00 to \$6,493,286.00. Honeywell International was the lowest responsive and responsible bidder in the amount of \$3,362,100.00.

On September 20, 2024, the IAA Board approved Contract Amendment No. 2 with BMcD for the amount of \$48,108.00 to provide additional design services to rebid the project.

In addition to Honeywell International's contract amount, IAA Staff is requesting a construction reserve of 10% of the total contract amount for this project. A construction reserve has been previously approved by the IAA Board of Directors on other projects and successfully implemented to ensure timely approval of minor changes necessary due to unforeseen conditions and circumstances. There are sufficient dollars within this project's budget to accommodate the funding of a construction reserve. Change orders exceeding the construction reserve will be submitted to the IAA Board of Directors for approval.

**Scope**

Upgrade HVAC system serving the IND terminal building.

**Budget**

The Honeywell International contract is \$3,362,100.00, which is within the approved 2025 Capital Budget for Terminal and Concourses HVAC System Upgrades.

**Project Name**

Contract Amount (including 10% reserve)	\$ 3,698,310.00
Design - Burns & McDonnell Contract Amount	522,691.00
Design - Burns & McDonnell Amendment 1	254,986.00
Design - Burns & McDonnell Amendment 2	48,108.00
Shrewsberry - Staff Augmentation	34,897.50
Advertisements for Bid	616.00
<b>Total Anticipated Project Cost</b>	<b>\$ 4,559,608.50</b>

This project will be 100% Airport cash funded.

This project is being undertaken to repair existing infrastructure integral to the continued operation of the airport.

**Supplier Diversity Participation**

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Kopec LLC	\$ -	\$ -	\$ 244,070.00	0.00%	0.00%	7.26%
<b>Totals</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 244,070.00</b>	<b>0.00%</b>	<b>0.00%</b>	<b>7.26%</b>

**Recommendation**

The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for Terminal and Concourses HVAC System Upgrades at Indianapolis International Airport to Honeywell International in an amount not to exceed \$3,362,100.00 plus a 10% construction reserve of \$336,210.00 for a total of \$3,698,310.00. Honeywell International was the lowest responsive and responsible bidder. Supplier diversity participation is VBE 7.26% (Kopec LLC).



**Indianapolis Airport Authority**

**BOARD MEMO – CONTRACT AWARD**

To: IAA Board of Directors

From: Jarod Klaas, P.E., Senior Director, Planning & Development

Date: December 13, 2024

Board Date: December 20, 2024

Subject: Award Construction Contract to Rieth-Riley Construction Co. for Rehabilitation of Economy Parking Lot Pavement (Package No. 3) at Indianapolis International Airport (Project No. I-21-061)

**Background**

The Indianapolis International Airport Public Parking Lot was constructed approximately fourteen years ago. Since then, the Indianapolis Airport Authority (IAA) maintenance staff has performed pavement repairs and patching on an as-needed basis. Due to the robust use of this parking lot, and the resultant severity and scale of the pavement deterioration, this asset requires extensive rehabilitation.

On February 18, 2022, the IAA Board of Directors approved a Professional Services Contract with Infrastructure Engineering, Inc. for the collection of field data, design, permitting, bidding and construction administration services for Rehabilitation of Economy Parking Lot Pavement. This project is a multi-year project which will utilize four (4) separate construction packages.

On November 30, 2022, the IAA Executive Director approved plans and specifications prepared by Infrastructure Engineering, Inc. and authorized the public bidding process for Rehabilitation of Economy Parking Lot Pavement (Package No. 1) at Indianapolis International Airport.

On January 11, 2023, the IAA staff received 4 bids. The project contained a base bid only. The bids ranged from \$3,085,983.80 to \$4,334,704.93. Howard Companies was the lowest responsive and responsible bidder in the amount of \$3,085,983.80.

On February 17, 2023, the IAA Board of Directors awarded a construction contract for Rehabilitation of Economy Parking Lot Pavement (Package No. 1) to Howard Companies.

On September 14, 2023, the IAA Executive Director approved plans and specifications prepared by Infrastructure Engineering, Inc. and authorized the public bidding process for Rehabilitation of Economy Parking Lot Pavement (Package No. 2) at Indianapolis International Airport.

On December 14, 2023, the IAA staff received 2 bids. The project contained a base bid only. The bids ranged from \$4,415,375.00 to \$5,484,000.00. Rieth-Riley Construction Co. was the lowest responsive and responsible bidder in the amount of \$4,415,375.00.

On January 19, 2024, the IAA Board of Directors awarded a construction contract for Rehabilitation of Economy Parking Lot Pavement (Package No. 2) to Reith-Riley Construction Co.

On September 19, 2024, the IAA Executive Director approved plans and specifications prepared by Infrastructure Engineering, Inc. and authorized the public bidding process for Rehabilitation of Economy Parking Lot Pavement (Package No. 3) at Indianapolis International Airport.

On November 8, 2024, the IAA staff received 2 bids. The project contained a base bid only. The bids ranged from \$3,998,200.00 to \$ 4,066,609.49. Rieth-Riley Construction Co. was the lowest responsive and responsible bidder in the amount of \$3,998,200.00.

In addition to the contract amount, IAA staff is requesting a construction reserve of 10% of the total contract amount for this project. A construction reserve has been previously approved by the IAA Board on other projects and successfully implemented to ensure timely approval of minor changes necessary due to unforeseen conditions and circumstances. There are sufficient dollars within this project's budget to accommodate the funding of a construction reserve. Change orders exceeding the construction reserve will be submitted to the IAA Board of Directors for approval.

**Scope**

Full-depth asphalt milling and patching, curb and gutter repairs, and pavement markings.

**Budget**

The Rieth-Riley Construction Co. contract is \$3,998,200.00, which is within the approved 2025 Capital Budget for Rehabilitation of Economy Parking Lot Pavement at Indianapolis International Airport.

This project is Debt Funded and is being funded by the 2023B Bonds issued in 2023.

<b>Rehabilitation of Economy Parking Lot Pavement (Package 3)</b>	
Contract Amount (including 10% reserve)	\$ 4,398,020.00
Design (including survey and geotechnical)	507,045.70
Resident Engineering Consultant - Pkgs 3-4	126,021.00
Advertisements for Bid	291.54
Inspection/Testing (Estimated Pkg 3-4)	321,230.00
<b>Total Anticipated Cost (Package 3)</b>	<b>\$ 5,352,608.24</b>

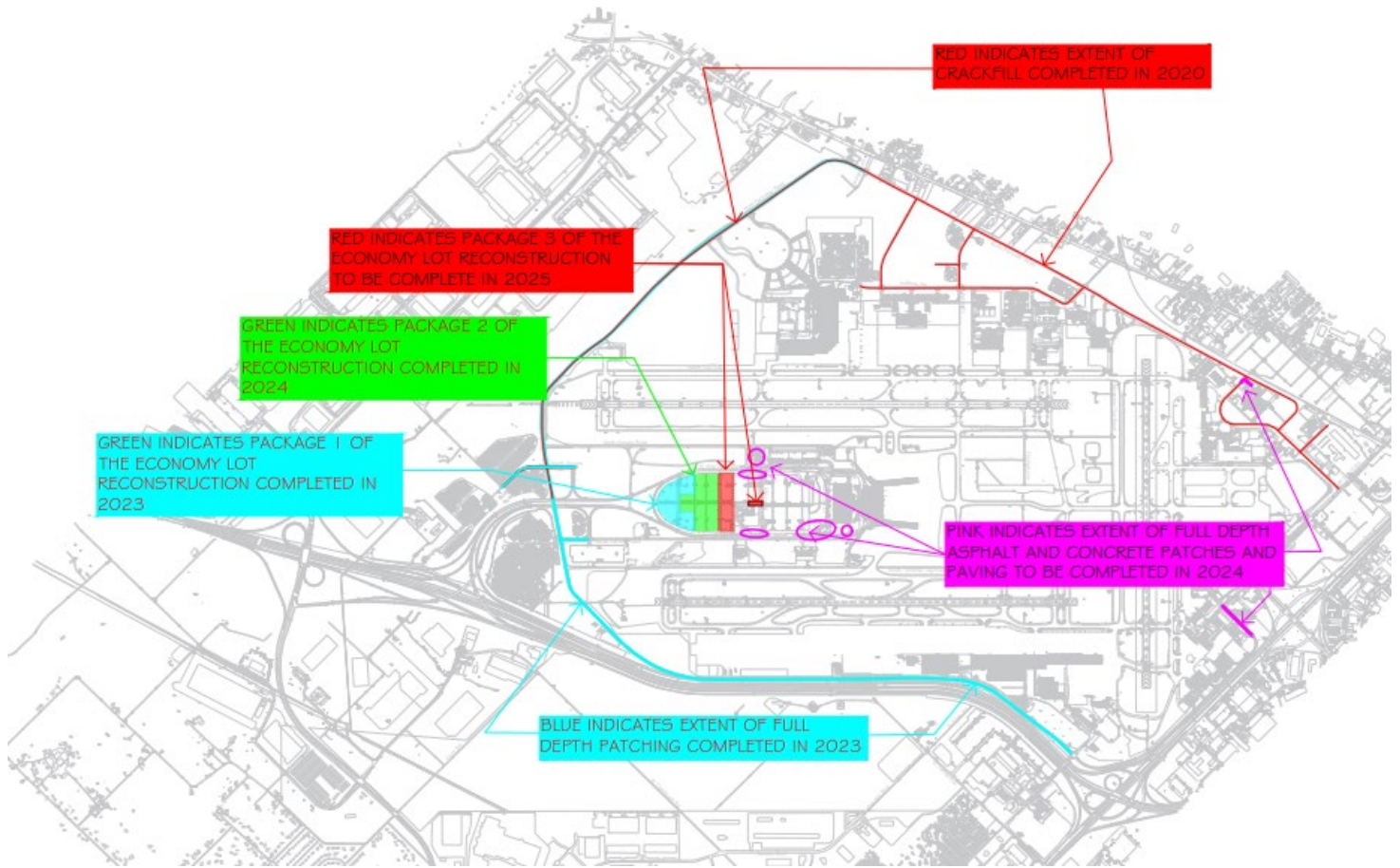
**Supplier Diversity Participation**

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Bibbs Hauling	\$ 276,221.85	\$ -	\$ -	6.91%	0.00%	0.00%
CJ'S Inc.	-	93,510.77	-	0.00%	2.34%	0.00%
Edward & Jones Concrete	75,381.00	-	-	1.89%	0.00%	0.00%
DWD Company	-	76,516.00	-	0.00%	1.91%	0.00%
Slussers Green Thumb, Inc.	-	16,545.00	-	0.00%	0.41%	0.00%
Hoosier Company, Inc.	-	80,309.00	-	0.00%	2.01%	0.00%
BUC Construction, Inc.	-	2,877.00	-	0.00%	0.07%	0.00%
Crane Environmental	-	20,740.00	-	0.00%	0.52%	0.00%
GLS, Inc.	18,443.15	-	-	0.46%	0.00%	0.00%
Mooreville Welding, Inc.	-	-	17,088.39	0.00%	0.00%	0.43%
Fox Contractors Corp	231,684.00	-	-	5.79%	0.00%	0.00%
<b>Totals</b>	<b>\$ 601,730.00</b>	<b>\$ 290,497.77</b>	<b>\$ 17,088.39</b>	<b>15.05%</b>	<b>7.27%</b>	<b>0.43%</b>

**Recommendation**

The IAA staff recommends the IAA Board of Directors consider for approval an award of contract for Rehabilitate of Economy Parking Lot Pavement (Package No. 3) at Indianapolis International Airport to Rieth-Riley Construction Co. in an amount not-to-exceed \$3,998,200.00 plus a 10% construction reserve of \$399,820.00 for a total of \$4,398,020.00. Rieth-Riley Construction Co. was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 15.05% (Bibbs Hauling, Edward & Jones Concrete, GLS, Inc., Fox Contractors Corporation), WBE 7.27% (CJ's Inc., DWD Company, Slussers Green Thumb, Hoosier Company, Inc., BUC Construction, Crane Environmental), and VBE 0.43% (Mooreville Welding, Inc.).



**Roads and Lots Combined**  
**Airport Roads and Lots 2020, 2022, 2023, 2024 & 2025**



## BOARD MEMO – CONTRACT AWARD

To: Jarod Klaas, P.E., Senior Director of Planning & Development

From: Emmanuel Maldonado, Project Manager

Date: November 20, 2024

Board Date: December 20, 2024

Subject: Approve a Professional Services Contract with Woolpert Inc., for Construct Airfield Maintenance Building at Indianapolis Regional Airport (Project No. C-24-030), Eagle Creek Airpark (Project No. E-24-031), and Indianapolis Metropolitan Airport (Project No. M-24-033)

### **Background**

The Airfield Maintenance Buildings at the reliever airports house vital equipment needed to maintain operations at each facility. It is vital these buildings remain in good condition to allow for the effective use of equipment for various purposes needed around the year. The existing maintenance buildings have reached the end of its useful life and require new buildings to accommodate the growing needs at the Indianapolis Regional Airport, Eagle Creek Airpark, and Indianapolis Metropolitan Airport.

On August 9, 2023, the Indianapolis Airport Authority (IAA) issued a Request for Qualifications to select a consultant for this project, with responses due September 5, 2023. Five (5) Statement of Qualifications (SOQs) were received. A review committee of four (4) IAA representatives reviewed and ranked the SOQs, identifying the two (2) most qualified firms for the interview process held on October 26, 2023. As a result of the interview process, the review committee ranked Woolpert, Inc. as the best qualified to provide professional services.

On May 30, 2024, the Senior Director of Planning and Development approved 3 task orders with Reynolds, Smith & Hills through their 2024 On-Call Professional Services Contract to perform Independent Fee Estimates on the proposed contracts.

### **Scope**

Design services related to constructing new airfield maintenance buildings at Indianapolis Regional Airport, Eagle Creek Airpark, and Indianapolis Metropolitan Airport.

**Budget**

**Action 1:** The Woolpert Inc. contract is \$385,469.00, which is within the approved 2025 Capital Budget for Construct Airfield Maintenance Building at Indianapolis Regional Airport.

**Action 2:** The Woolpert Inc. contract is \$391,092.00, which is within the approved 2025 Capital Budget for Construct Airfield Maintenance Building at Eagle Creek Airpark.

**Action 3:** The Woolpert Inc. contract is \$407,911.00, which is within the approved 2025 Capital Budget for Construct Airfield Maintenance Building at Indianapolis Metropolitan Airport.

This design contract will be 100% Airport cash.

The funding for the construction is expected to be FAA grant funded through the Bipartisan Infrastructure Law (BIL) funds. The FAA grant for the construction is anticipated to be awarded Quarter 2, 2025.

**Supplier Diversity Participation**

**Action 1:** The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Etica Group	\$ -	\$ 7,880.00	\$ -	0.00%	2.04%	0.00%
CTL Eng., Inc.	40,539.00	-	-	10.52%	0.00%	0.00%
JQOL	37,104.00	-	-	9.63%	0.00%	0.00%
Davis & Associates	13,700.00	-	-	3.55%	0.00%	0.00%
<b>Totals</b>	<b>\$ 91,343.00</b>	<b>\$ 7,880.00</b>	<b>\$ -</b>	<b>23.70%</b>	<b>2.04%</b>	<b>0.00%</b>

**Action 2:** The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Etica Group	\$ -	\$ 9,280.00	\$ -	0.00%	2.37%	0.00%
CTL Eng., Inc.	40,539.00	-	-	10.37%	0.00%	0.00%
JQOL	37,104.00	-	-	9.49%	0.00%	0.00%
Davis & Associates	13,700.00	-	-	3.50%	0.00%	0.00%
<b>Totals</b>	<b>\$ 91,343.00</b>	<b>\$ 9,280.00</b>	<b>\$ -</b>	<b>23.36%</b>	<b>2.37%</b>	<b>0.00%</b>

**Action 3:** The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Etica Group	\$ -	\$ 5,720.00	\$ -	0.00%	1.40%	0.00%
CTL Eng., Inc.	40,539.00	-	-	9.94%	0.00%	0.00%
JQOL	37,104.00	-	-	9.10%	0.00%	0.00%
Davis & Associates	13,700.00	-	-	3.36%	0.00%	0.00%
<b>Totals</b>	<b>\$ 91,343.00</b>	<b>\$ 5,720.00</b>	<b>\$ -</b>	<b>22.39%</b>	<b>1.40%</b>	<b>0.00%</b>

**Recommendation**

**Action 1:** The IAA Staff recommends the IAA Board of Directors consider for approval a professional services contract with Woolpert Inc., for Construct Airfield Maintenance Building at Indianapolis Regional Airport in an amount not-to-exceed \$385,469.00 (fees and expenses). Supplier diversity participation is MBE, 23.7% (JQOL, Davis & Associates, CTL Engineering Inc.), and WBE, 2.04% (Etica Group).

**Action 2:** The IAA Staff recommends the IAA Board of Directors consider for approval a professional services contract with Woolpert Inc., for Construct Airfield Maintenance Building at Eagle Creek Airpark in an amount not-to-exceed \$391,092.00 (fees and expenses). Supplier diversity participation is MBE 23.36% (JQOL, Davis & Associates, CTL Engineering Inc.) and WBE 2.37% (Etica Group).

**Action 3:** The IAA Staff recommends the IAA Board of Directors consider for approval a professional services contract with Woolpert Inc., for Construct Airfield Maintenance Building at Indianapolis Metropolitan Airport in an amount not-to-exceed \$407,911.00 (fees and expenses). Supplier diversity participation is MBE 22.39% (JQOL, Davis & Associates, CTL Engineering Inc.) and WBE 1.4% (Etica Group).