



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

IAA Board of Directors Meeting Agenda

October 18, 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 September 20, 2024.**
- III. **Ordinances, Resolutions, and Public Hearings**
 - a) **Consider for Approval and Adoption** of **Resolution 05-2024**, discontinuing the existing IAA’s Hurdle Rate Policy, and making previous Resolutions No. 02-2011, 19-2017, and 05-2020 no longer in effect as described in **Board Memo BP2024-10-01.**
 - b) **Introduction of General Ordinance 05-2024**, concerning Indianapolis Airport Authority’s 2025 Rates and Charges Ordinance, as described in **Board Memo BP2024-10-02.**
- IV. **Board Reports**

Board President’s Report
- V. **Official Actions**

Consider for approval, the individual items on the **IAA General Agenda dated October 18, 2024.**
- VI. **Staff Reports**
 - a) Executive Director’s Report (Submitted in writing)
 - i. Visit from Representatives of the Mactan-Cebu Airport Authority
 - ii. Merit Award, Indy Chamber Monumental Awards – Public Art, Blue Skies
 - b) Asian American Alliance Presentation
- VII. **Other Reports and Updates**
 - a) **Board Communications: *Next Meeting: Friday, November 15, 2024, 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 September 20, 2024, in the Airport's Board Conference Room at Indianapolis International Airport. 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
Kurt Schleiter, Member
Jeffrey Gaither, Member
Duane Gibbs, Member
W. Tobin McClamroch, Member
Eric Dozier, Member - not attending
Ryan Goodwin, Member
Brett Voorhies, Member
Tamika Catchings, Member - not attending
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
Rachel Stevens, Sr. Director of Human Resources
Jonathan Weinzapfel, 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
Eric Anderson, Director of Properties
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. Powers and seconded by Mr. McClamroch. There being no discussion, President Glass asked for a voice vote, and with all members stating, "Aye," the Meeting Minutes of the IAA Board Meeting on August 16, 2024, were approved.

ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS

President Glass called upon Eric Anderson to present for public hearing, a Real Estate Sale Agreement with Industrial Equipment Holdings, LLC, for the sale of land consisting of approximately 3.161 acres located at the southeast corner of Reeves Road and Perry Road in

Plainfield, Indiana, for a total sale amount of \$300,000.00 as described in [Board Memo BP2024-09-01](#). 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 [BP2024-09-01](#). A motion for approval was made by Mr. Gaither and seconded by Mr. Gibbs. There being no discussion, President Glass asked for a voice vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-09-01](#).

President Glass then called upon Mr. Anderson to present for approval a Real Estate Sale Agreement with Indy Aerospace, Inc. for the sale of land consisting of approximately 4.637 acres located at 8101 & 8105 West Washington Street in Indianapolis, Indiana, for a total sale amount of \$579,625.00 as described in [Board Memo BP2024-09-02](#). 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 [BP2024-09-02](#). A motion for approval was made by Mr. McClamroch and seconded by Mr. Goodwin. There being no discussion, President Glass asked for a voice vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-09-02](#).

BOARD REPORTS

Board President's Report - None

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED September 20, 2024:

President Glass then called upon Mr. Anderson, to present for consideration and approval, [BP2024-09-03](#), Action Item #1, a Real Estate Sale Agreement with Scott and Lisa Reynolds for the IAA purchase of approximately 1.5 acres of land located at 3227 N. 500 West, in Hancock County, for a total sale amount of \$40,000.00 or \$26,666.67 per acre. President Glass asked for a motion for approval of [BP2024-09-03](#), Action Item #1. A motion for approval was made by Mr. Schleter and seconded by Mr. Powers. After brief discussion, President Glass asked for a voice vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-09-03](#), Action Item #1.

President Glass then called upon Mr. Anderson, to present for consideration and approval, [BP2024-09-03](#), Action Item #2, a Real Estate Sale Agreement with Russell B. Pulliam for the IAA purchase of approximately 50.0 acres of land located at 3550 W. 400 North, in Hancock County for a total sale amount of \$3,050,000.00 or \$61,000.00 per acre. President Glass asked for a motion for approval of [BP2024-09-03](#), Action Item #2. A motion for approval was made by Mr. Gaither and seconded by Mr. Dillinger. After brief discussion, President Glass asked for a voice vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-09-03](#), Action Item #2.

President Glass then called upon Ms. Anderson to present for consideration and approval, [BP2024-09-03](#), Action Item #3, a Real Estate Sale Agreement with Russell B. Pulliam Amended

and Restated Revocable Trust, for the IAA purchase of approximately 61.43 acres of land situated at the northwest corner of West County Road 500 North and North County Road 400 West, in Hancock County for a total sale amount of \$3,747,230.00 or \$61,000.00 per acre. President Glass asked for a motion for approval of [BP2024-09-03](#), Action Item #3. A motion for approval was made by Mr. Voorhies and seconded by Mr. Schleter. After brief discussion, President Glass asked for a voice vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-09-03](#), Action Item #3.

President Glass then called upon Keith Berlen, Sr. Director of Operations & Public Safety, to present for consideration and approval, [BP2024-09-04](#), the purchase of two (2) new electric buses from Gillig LLC, an amount not to exceed \$2,398,800.00. President Glass asked for a motion for approval for [BP2024-09-04](#). A motion for approval was made by Mr. Goodwin and seconded by Mr. McClamroch. There being no discussion, President Glass asked for a voice vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-09-04](#).

President Glass then called upon Marsha Wurster, Sr. Director of Commercial Enterprise, and Jarod Klaas, Sr. Director of Planning & Development, to present for consideration and approval, [BP2024-09-05](#), a Capital Purchase Order with RJE Business Interiors for Terminal Furniture Program at Indianapolis International Airport in an amount not-to-exceed \$708,459.75. Supplier diversity participation is WBE 0.56% (Titan Associates, Inc. dba A.G. Maas Company). President Glass asked for a motion for approval for [BP2024-09-05](#). A motion for approval was made by Mr. Voorhies and seconded by Mr. Goodwin. After brief discussion, President Glass asked for a voice vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-09-05](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, [BP2024-09-06](#), a professional services contract with Resource International, INC. for Ready Return Parking Lot at Indianapolis International Airport in an amount not-to-exceed \$690,669.00 (fees and expenses). Supplier diversity participation is MBE 26.86% (SJCA, AEC-ME, JPS Consulting Engineers) and WBE 8.19% (Etica Group). President Glass asked for a motion for approval for [BP2024-09-06](#). A motion for approval was made by Mr. Gaither and seconded by Mr. Powers. There being no discussion, President Glass asked for a voice vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-09-06](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, [BP2024-09-07](#), a professional services contract with VDA, Inc. for Part A design of Repair/Replace Terminal Escalators and Elevators at Indianapolis International Airport in an amount not-to-exceed \$462,289.00 (fees and expenses). Supplier diversity participation is WBE 6.28% (Zurbuch Development). President Glass asked for a motion for approval for [BP2024-09-07](#). A motion for approval was made by Mr. Dillinger and seconded by Mr. McClamroch. After brief discussion, President Glass asked for a voice vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-09-07](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, [BP2024-09-08](#), a professional services contract with CHA Consulting, Inc. for Project Management Staff Augmentation Services, Airside Projects in support of IAA's Capital Improvement Program in an

amount not to exceed \$300,200.00. President Glass asked for a motion for approval for [BP2024-09-08](#). A motion for approval was made by Mr. Dillinger and seconded by Mr. Powers. After brief discussion, President Glass asked for a voice vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-09-08](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, [BP2024-09-09](#), a professional services contract with CHA Consulting, Inc. for Runway 5L-23R Rehabilitation at Indianapolis International Airport in an amount not-to-exceed \$820,174.00 fees and expenses. Supplier diversity participation is DBE 11.15% (Bravia Services, LLC & Linx Strategies, LLC), MBE 11.24% (CTL Engineering, Inc. & JQOL), WBE 15.44% (Align Civil Engineering Consultants, Inc., Airfield Safety, LLC., Repro Graphix, Inc., & Linx Strategies, LLC.), and VBE 3.34% (Bravia Services, LLC.). President Glass asked for a motion for approval for [BP2024-09-09](#). A motion for approval was made by Mr. McClamroch and seconded by Mr. Schleter. After brief discussion, President Glass asked for a voice vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-09-09](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, [BP2024-09-10](#), Amendment No. 2 with Burns & McDonnell Engineering Company, Inc. for Terminal and Concourse HVAC System Upgrade at Indianapolis International Airport in an amount not-to-exceed \$48,108.00. Supplier diversity participation is MBE 5.99% (CMID). President Glass asked for a motion for approval for [BP2024-09-10](#). A motion for approval was made by Mr. Gaither and seconded by Mr. Goodwin. There being no discussion, President Glass asked for a voice vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-09-10](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, [BP2024-09-11](#), an award of contract for Jetlinx Taxilane Widening at Indianapolis International Airport to Milestone Contractors, L.P. in an amount not to exceed \$462,527.50 plus a 10% construction reserve of \$46,252.75 for a total of \$508,780.25. Milestone Contractors, L.P. was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 12.22% (CMG Trucking), and WBE 16.29% (Slusser's Green Thumb & Airfield Safety LLC). President Glass asked for a motion for approval for [BP2024-09-11](#). A motion for approval was made by Mr. Schleter and seconded by Mr. Voorhies. There being no discussion, President Glass asked for a voice vote, and with one abstention by Mr. Gibbs, and all other members stating, "Aye," approval was given to [BP2024-09-11](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, [BP2024-09-12](#), an award of contract for Terminal Energy Resilience at the Indianapolis International Airport to Messer Construction Company in an amount not-to-exceed \$38,179,135.00 plus an Owner's Contingency of \$4,000,000.00 for a total of \$42,179,135.00. Supplier diversity goal is a cumulative 28% comprised of MBE 15%, WBE 10% and VBE 3%. President Glass asked for a motion for approval for [BP2024-09-12](#). A motion for approval was made by Mr. Powers and seconded by Mr. Goodwin. After brief discussion, President Glass asked for a voice vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-09-12](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, **BP2024-09-13**, Delegation of Authority to the IAA Executive Director to approve a Professional Services Contract for Centralized Baggage Handling System Recapitalization Design at Indianapolis International Airport. President Glass asked for a motion for approval for **BP2024-09-13**. A motion for approval was made by Mr. Voorhies and seconded by Mr. Goodwin. There being no discussion, President Glass asked for a voice vote, and with all members stating, "Aye," unanimous approval was given to **BP2024-09-13**.

STAFF REPORTS

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

- i. TSA IND – Airport Partnership Program with OTS and MNL (TSA State Director Aaron Batt spoke about its partnership with Ninoy Aquino International Airport in the Philippines, introducing their Office of Transportation Secretary.)
- ii. 2024 2nd Quarter Core Value Winners (Mario Rodriguez acknowledged the Core Value Winners present at the meeting.)
- iii. So it Goes: Vonnegut at IND
- iv. IND Parking Garage Expansion
- v. Diversity Outreach and Reverse Trade Show

Other Reports/Updates

- a) Board Communications: Next Meeting: Friday, October 18, 2024, at 8:00 am.

ADJOURNMENT

The meeting adjourned at 8:50 am.

The September 20, 2024, Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:

<https://zoom.us/rec/share/ktzOrpPRBTSrfSDgblzpOFFm6q0mUCB8ebzskpLY9R9hi3Q6G8Ha6V3CP9eulG PZ.5ltqcYghuSGTIVVB>

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INDIANAPOLIS AIRPORT AUTHORITY *

By: _____
Barbara Glass, President

DATED: October 18, 2024

By: _____
Mamon Powers III, Secretary

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



BOARD MEMO – DISCONTINUATION OF HURDLE RATE POLICY

To: IAA Board of Directors

From: Robert Thomson, Sr. Director of Finance/Treasurer

Date: October 09, 2024

Board Date: October 18, 2024

Subject: Resolution 05-2024, Discontinuation of IAA Hurdle Rate Policy

Background

On September 20, 2024, the Finance and Audit Committee completed the required annual review of the existing Hurdle Rate Policy.

The Finance and Audit Committee (“FAC”) recommended for consideration and approval by the Board the discontinuation of the Policy as it will transition to an internal procedure.

Recommendation

The Finance and Audit Committee recommends the IAA Board consider for approval adoption of Resolution 05-2024, discontinuing the existing IAA’s Hurdle Rate Policy, and making previous Resolutions No. 02-2011, 19-2017, and 05-2020 no longer in effect.



BOARD MEMO – 2025 Rates & Charges Ordinance

To: IAA Board of Directors

From: Jonathan Weinzapfel, General Counsel

Date: October 11, 2024

Board Date: October 18, 2024

Subject: 2025 Rates & Charges Ordinance

Scope

The Board of the Indianapolis Airport Authority (“IAA”) annually adopts an ordinance in order to implement a schedule of rates and charges for the use of the Airport’s facilities and services. All public notices about the introduction and public hearing of this proposed Ordinance were properly published in the local newspapers, as required by Indiana law.

This proposed Ordinance sets forth rates that, if approved, will go into effect at the beginning of next year (January 1, 2025). The following, and shown on the attached proposed Ordinance, represents a summary of changes from the prior year’s ordinance:

In Section II(A), for Operators of General Aviation Aircraft not operating on a regular schedule, the annual dispensing fee per calendar year for holders of a Non-Public Aircraft Fuel Dispensing Permit increased from \$675.00 to \$875.00.

In Section III(A), for General aviation Aircraft and Military Aircraft the annual dispensing fee for holders of a Non-Public Aircraft Fuel Dispensing Permit increased from \$675.00 to \$875.00.

Consistent with the terms of the AUA, the following changes were made to reflect the 2025 rates for airlines:

- In Section III (B)(2)(a), landing fees for Signatory Airlines increased from \$4.00 to \$4.340 per 1000 pounds of landing weight, and for Non-Signatory Airlines, the rate increased from \$4.48 to \$5.99.
- In Section III(B)(3)(b), annual terminal space rental rates per square foot of area increased from \$109.21 to \$124.67 for Signatory Airlines, and from \$163.82 to \$172.07 for Non-Signatory Airlines. Rental rates for aircraft aprons increased from \$1.64 to \$2.33 for Signatory Airlines and from \$1.85 to \$2.35 for Non-Signatory Airlines.

- In Section III(B)(4), the Joint Use Space Fee per enplaned passenger increased from \$9.14 to \$9.64.
- In Section III(B)(9)(a), the Common Use Gate Fees (per flight) were increased as follows:
 - For Signatory Airlines:
 - Up to 3 hours -- increased from \$217.77 to \$228.18. Aircraft Apron fee decreased from \$100.00 to \$57.25.
 - More than 3 hours, less than 9 hours -- increased from \$326.66 to \$342.27 and Airport Apron fee increased from \$85.88 to \$100.00.
 - 9 or more hours, less than 18 hours -- increased from \$653.31 to \$684.54 and Airport Apron fee increased from \$171.75 to \$200.31.
 - 18-24 hours -- increased from \$1,306.62 to \$1,369.08 and Airport Apron fee increased from \$343.50 to \$400.92.
 - For Non-Signatory Airlines:
 - Up to 3 hours -- increased from \$327.00 to \$343.00 and Airport Apron fee increased from \$86.00 to \$101.00.
 - More than 3 hours, less than 9 hours -- increased from \$490.00 to \$514.00 and Airport Apron fee increased from \$129.00 to \$151.00.
 - 9 or more hours, less than 18 hours -- increased from \$980.00 to \$1,027.00 and Airport Apron fee increased from \$258.00 to \$301.00.
 - 18-24 hours -- increased from \$1,960.00 to \$2,054.00 and Airport Apron fee increased from \$516.00 to \$601.00.

In Section IV(K)(1) the Customer Facility for Rental Cars increased from \$5.00 per rental car Contract Day to \$6.00.

Schedule

October 18, 2024 - General Ordinance No. 05-2024 will be introduced at the IAA Board Meeting.
November 15, 2024 - Public Hearing/Consideration for Adoption of said Ordinance.

Revenue and/or Operating Cost Implications

The annual Rates & Charges Ordinance is the principal document to impose fees and charges for the use of the Airport's facilities and services in support of the 2025 approved Operating and Capital Budgets of the IAA.

Recommendation

Staff recommends approval and adoption of the attached General Ordinance No. 05-2024.



**IAA Board Meeting
General Agenda
October 18, 2024**

General:

- BP2024-10-03** Consider for approval a contract with Forvis Mazars, LLP for the audit of the Indianapolis Airport Authority's financial statements for the year ended December 31, 2024, in an amount not to exceed \$150,000.00. Supplier diversity participation on this contract is MBE 13% (Thomas & Reed LLC) and WBE 12% (Moore Accounting, LLC).
- BP2024-10-04** Consider for approval a contract for services with Pivot Marketing dba Pivot Brands for the IND Rebranding project in an amount not-to-exceed \$220,000.00. Supplier diversity participation is WBE 83% (Pivot Brands) and MBE 2% (MWH Law Group LLP) with a 15% commitment to minority-founded and operated 501(c)3 project partner GANGGANG.
- BP2024-10-05** Consider for approval the Second Amendment to Land & Building Lease Agreement with Avis Budget Car Rental, LLC, extending the term for an additional five years commencing November 1, 2024, as well as modifying the rental obligations during this extended term.
- BP2024-10-06** Consider for approval a Real Estate Sale Agreement with The Lands, LLC, for the IAA purchase of approximately 39 acres of land located at the southeast corner of West County Road 500 North and North County Road 400 West in Hancock County for a total sale amount of \$2,301,000.00 or \$59,000.00 per acre.

Capital:

- BP2024-10-07** Consider for approval Change Order No. 2 with Dallman Contractors, LLC for Main Terminal Painting and Repair at the Indianapolis International Airport in an amount not to exceed \$406,260.00. Supplier diversity participation for Change Order No. 2 is VBE 56.73% (Dallman Contractors).
- BP2024-10-08** Consider for approval Amendment No. 2 to the contract with Kimley-Horn & Associates, Inc. for Airfield Pavement Management Program at Indianapolis International Airport in an amount not-to-exceed \$201,943.00 (fees and expenses). Supplier diversity participation is MBE 35.91% (CTL Engineering and Kinsey Christian Security), WBE 1.19% (Airfield Safety).



- BP2024-10-09** **Consider for approval** a professional services contract with Synthesis Incorporated for Planning & Development Office Renovations at Indianapolis International Airport in an amount not to exceed \$520,632.00 (fees and expenses). Supplier diversity participation is MBE 7.30% (JPS Consulting Engineers, LLC) and WBE 58.51% (Synthesis Incorporated).
- BP2024-10-10** **Consider for approval** an award of contract for GTC Drive-Thru Lanes Renovation at Indianapolis International Airport to RL Turner Corporation in an amount not to exceed \$3,084,000.00 plus a 10% construction reserve of \$308,400.00 for a total of \$3,392,400.00. RL Turner Corporation was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 1.76% (Chisholm Lumber & Supply Company, Inc.), WBE 0.16% (Indiana Sign & Barricade, Inc.), and VBE 61.51% (Kopec, LLC).
- BP2024-10-11** **Consider for approval** a professional services contract with Journey Engineering for Runway 5L-23R Rehabilitation project at Indianapolis International Airport in an amount not-to-exceed \$1,315,295.24 (fees and expenses). Supplier diversity participation is MBE 9.92% (CTL Engineering, Inc.), WBE 3.05% (Eilts Consulting Services, Inc.), and VBE 30.13% (B&R Consulting, LLC).
- BP2024-10-12** **Consider for approval** Amendment No. 2 to the Construction Manager as Constructor (CMc) contract, with Guaranteed Maximum Price (GMP), with Messer Construction Company in an amount not-to-exceed \$5,439,145.06 for the Parking Garage Expansion and Parking Garage Energy Resilience projects at the Indianapolis International Airport (Project Nos. I-19-050 & I-24-008).



BOARD MEMO - CONTRACT 2024 EXTERNAL AUDIT

To: IAA Board of Directors

From: Toby McClamroch, Chair, Finance and Audit Committee

Date: October 09, 2024

Board Date: October 18, 2024

Subject: Contract with Forvis Mazars, LLP (formerly FORVIS LLP) for the audit of the Indianapolis Airport Authority’s financial statements for the year ended December 31, 2024

Background

In 2024, Forvis Mazars LLP (“Forvis”) provided audit services fee commitments for the 2024-2026 audit years:

2024	\$150,000*	with 25% XBE participation
2025	\$157,500*	with 25% XBE participation
2026	\$165,400*	with 25% XBE participation

*with an additional 2.5% administrative fee

The Finance and Audit Committee reviewed and discussed the three-year proposal before recommending that Forvis Mazars LLP be engaged to perform the 2024 audit. Based on the current economic environment, Forvis anticipates fees for 2027 and 2028 to increase approximately 4% - 5% per year from the 2026 fee commitment.

Scope

Approve a not-to-exceed contract for financial auditing services of the Indianapolis Airport Authority’s 2024 financial statements and associated internal control and compliance reports as required under the U.S. Office of Management and Budget (OMB) Compliance Supplement applicable to each of IAA’s major federal award programs.

Schedule

Interim work for the 2024 audit will begin in November 2024, while final fieldwork for the audit is expected to begin in early February 2025 and continue through March 2025.

Forvis Mazars, LLP is committed to ensuring staff continuity on the IAA engagement, providing partner oversight with airport audit experience and expertise, and providing staff at all levels with governmental auditing experience.

Supplier Diversity Participation

The Diversity of Supplier Director has approved the following:

FIRM	AMOUNT				%			
	DBE	MBE	WBE	VBE	DBE	MBE	WBE	VBE
Thomas & Reed LLC	\$ -	\$19,500.00	\$ -	\$ -	0.00%	13.00%	0.00%	0.00%
Moore Accounting, LLC	\$ -	\$ -	\$ 18,000.00	\$ -	0.00%	0.00%	12.00%	0.00%
Totals	\$ -	\$19,500.00	\$ 18,000.00	\$ -	0.00%	13.00%	12.00%	0.00%

Recommendation

The IAA staff recommends that the IAA Board of Directors consider for approval a contract with Forvis Mazars, LLP for the audit of the Indianapolis Airport Authority’s financial statements for the year ended December 31, 2024, in an amount not to exceed \$150,000. Supplier diversity participation on this contract is MBE 13% (Thomas & Reed LLC) and WBE 12% (Moore Accounting, LLC).



Indianapolis Airport Authority

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

From: Megan Carrico, Sr. Director of Public Affairs

Date: October 4, 2024

Board Date: October 18, 2024

Subject: Award IND Rebranding project to Pivot Marketing dba Pivot Brands

Background

Since fall 2023, the Indianapolis Airport Authority Public Affairs team has been engaging the local creative community to encourage interest and provide an opportunity to work with the Indianapolis International Airport (IND) in an impactful way.

The IND Rebranding project was initiated to ensure that IND's visual brand reflects its stellar reputation. Our strategy isn't changing – IND is still the Best Airport in North America, exudes Hoosier Hospitality, and provides public value in serving our community – we want our logo and entire visual brand system to exude that same brand promise. We're bringing the IND brand in line with the airport's excellent reputation and experiential design.

We want our brand to effectively communicate the feeling you get when standing in our clean terminal building, how we describe our award-winning airport to family and friends, and the airport's role in the local community.

A public solicitation for the IND Rebranding Project was issued on March 20, 2024, with a submission deadline of April 30, 2024. The IAA received 26 proposals, the most for any IAA procurement process on record and a testament to the groundwork IAA laid with creative agencies to spur their interest in the project. Of the 26 proposals, 31% were represented by certified diverse businesses, and 69% were local businesses based in Indiana. Led by procurement, an internal cross-departmental, multi-generational, and diverse evaluation team, including subject matter experts reviewed more than 2,200 pages, spending countless hours discussing the merits of each proposal and what would best suit the airport's needs. Pivot Brands was selected as the best qualified to provide the services needed.

Pivot Brands combines strategic thinking and creative vision to help brands evolve. Pivot is a woman-owned business that has called Indianapolis home for nearly two decades. Over the years, Pivot has worked with a wide range of clients who have two things in common: a mission-driven culture and a desire to improve the world around them. Their branding work samples include Indianapolis Public Schools, Visit Bloomington, No Mean City, Indy Welcomes All, Mirror Indy, and RATIO, among many others.

Pivot Brands also engaged project partner GANGGANG, a minority-founded and operated 501(c)3, to support the IND Rebranding project. Founded in 2020, GANGGANG centers beauty, equity, and culture in cities by activating the creative economy. GANGGANG is the catalyst behind BUTTER Fine Art Fair – an annual event that has grossed over \$2.5 million in four years and showcased nearly 700 local and national artists of color with 100% of the proceeds from artwork sales going back to the artists and the event remaining free for youth.

Scope

The IND Rebranding project will be divided into three key phases, each with specific tasks and deliverables. During the first phase, Pivot Brands will provide a brand discovery, audit, and strategy development. The second phase will include visual identity and brand voice development. The third and final phase will include a phased rollout plan development.

Pivot will work with IAA to develop a brand promise and commitment, experience, mood, tone, language, expression, feelings, color palette, font choice, and certainly, a logo and/or tagline that will ultimately define who and what the airport represents.

The end product will be comprehensive brand guidelines, including brand voice, for the Indianapolis Airport Authority to use in strategic communications and marketing for IND and its public-facing initiatives.

Budget

The contract amount is \$220,000.00. This project will be 100% Airport cash funded.

Schedule

We anticipate the IND Rebrand project to take almost a year to conduct research, interview key stakeholders (including community members, staff leadership, and the IAA Board), develop a strategy, create a visual identity design, and deliver the end product of comprehensive brand guidelines that will represent the airport for the next decade, if not longer. The IND Rebranding project will be divided into key phases, each with specific milestones, tasks, and deliverables.

The IAA Board will be involved in the process to share insights, give feedback, and receive regular updates on the project's progress. The result will be a brand that reflects our brand promise, highlights the airport's impactful role in the community, and translates to our public-facing initiatives.

Supplier Diversity Participation

The following is the supplier diversity participation:

FIRM	AMOUNT			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Pivot Brands	-	\$182,600	-	0%	83%	0%
MWH Law Group LLP	\$4,400	-	-	2%	0%	0%
Totals	\$4,400	\$182,600	-	2%	83%	0%

There is an additional 15% commitment (\$33,000) with GANGGANG, a minority-founded and operated 501(c)3.

Recommendation

The IAA staff recommends that the IAA Board of Directors consider for approval a contract for services with Pivot Brands for the IND Rebranding project in an amount not-to-exceed \$220,000.00. Supplier diversity participation is WBE 83% (Pivot Brands) and MBE 2% (MWH Law Group LLP).



BOARD MEMO - SECOND AMENDMENT TO LAND AND BUILDING LEASE AGREEMENT

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: October 2, 2024

Board Date: October 18, 2024

Subject: Second Amendment to Land and Building Amendment with Avis Budget Car Rental, LLC

Background

Avis Budget Car Rental, LLC (“Avis”) currently leases Building #130, located on the eastern portion of the airport property as shown below, for the purpose of operating its rental car maintenance and service center.

This Lease Agreement was originally executed on September 20, 2019 and first amended in June, 2020 which extended the term through September 30, 2024. Subsequently, the Lease Agreement went into “holdover status” for the month of October while negotiations concluded.

This Second Amendment to Lease Agreement further extends the term for an additional 5-years commencing November 1, 2024 through October 31, 2029 as well as modifies the rental obligations.

Scope

Staff requests the IAA Board approve and execute the Second Amendment to Land & Building Lease Agreement with Avis Budget Car Rental, LLC. to extend the term for an additional 5-years.

There are no option periods under this Amendment.

Schedule

October 18, 2024: Submit for approval to the IAA Board the Second Amendment to Land and Building Lease Agreement with Avis Budget Car Rental, LLC.

Revenue and/or Operating Cost Implications Revenue

Revenue:

During the five (5) year term, Avis will pay the following annual rental rates for 242,935 square feet of land & building area and an additional 9,063 square feet of employee parking area at Indianapolis International Airport:

- 11-1-24 – 10-31-25: a total of \$117,716.08 in annual rent.
- 11-1-25 – 10-31-26: a total of \$121,247.56 in annual rent.
- 11-1-26 – 10-31-27: a total of \$124,541.09 in annual rent.
- 11-1-27 – 10-31-28: a total of \$128,631.54 in annual rent.
- 11-1-28 – 10-31-29: a total of \$132,490.49 in annual rent.

Operating Cost:

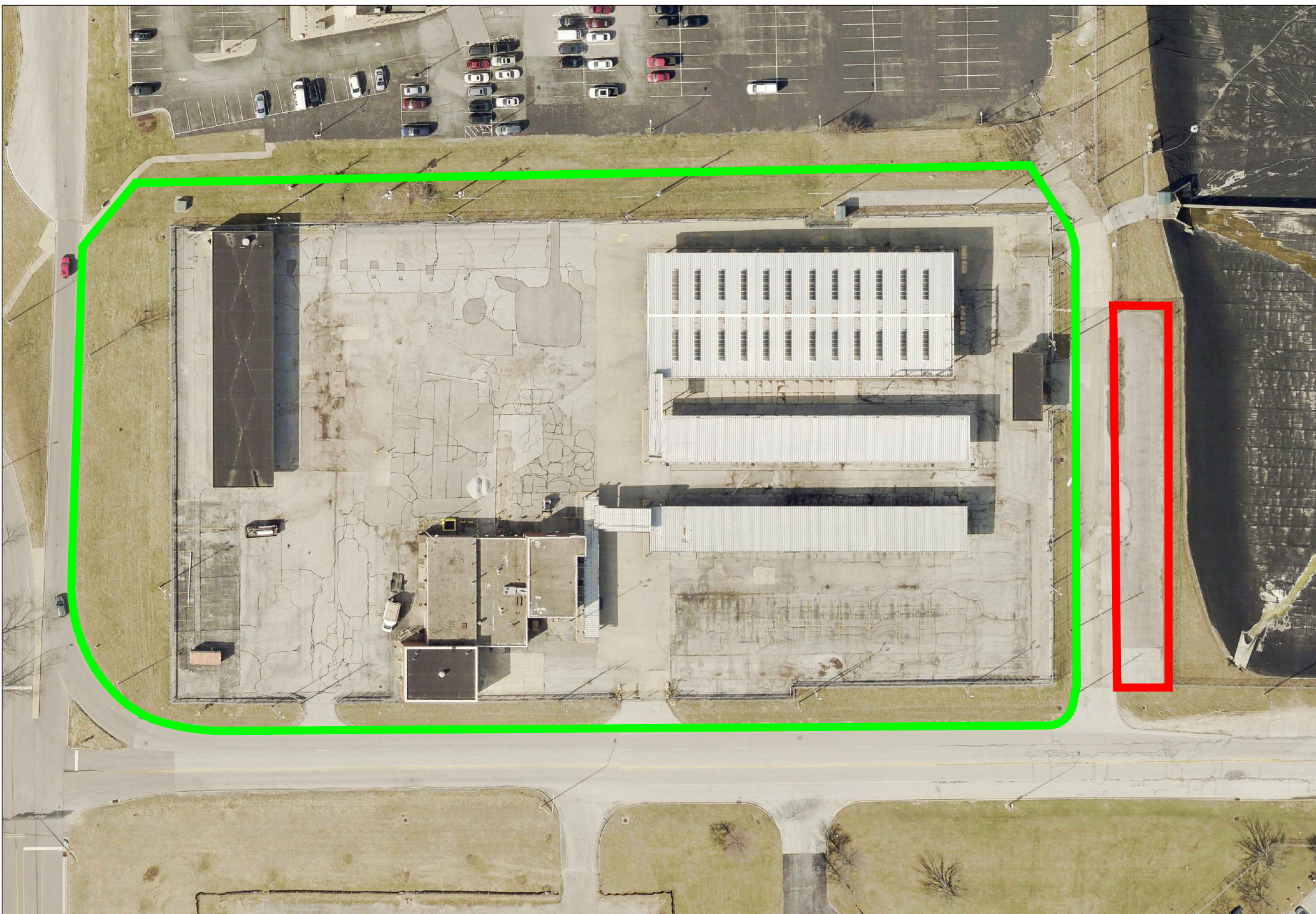
Avis is responsible for all costs associated with the maintenance, operation, and utilities of the leasehold.

Supplier Diversity Participation

Not applicable.

Recommendation



The IAA staff recommends that the IAA Board of Directors consider for approval the Second Amendment to Land & Building Lease Agreement with Avis Budget Car Rental, LLC, extending the term for an additional five years commencing November 1, 2024, as well as modifying the rental obligations during this extended term.



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Print Date: 2019/12/19

INDIANAPOLIS INTERNATIONAL AIRPORT

BUILDING #130
EXHIBIT "A"
DECEMBER 18, 2019

-  = LEASHOLD WITHIN FENCE
(242, 935 SQFT)
-  = EMPLOYEE PARKING
(9,063 SQFT)





Indianapolis Airport Authority

BOARD MEMO - REAL ESTATE AGREEMENT

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: October 3, 2024

Board Date: October 18, 2024

Subject: Real Estate Sale Agreement with The Lands, LLC (“Lands”), at Indianapolis Regional Airport (IAA as purchaser)

Background

Staff has been working on a transaction of land east of the Indianapolis Regional Airport (“Indy Regional”) for the acquisition of approximately 39 acres from The Lands, LLC (“Seller”). The property is located at the southeast corner of West County Road 500 North and North County Road 400 West in Hancock County (the “Site”). The property is shown in the aerial below.

With reference to the aerial below, the IAA’s land holdings are partially outlined in a purple line, with total airport acreage consisting of 1,847 acres. The Seller’s parcel, which is proposed to be purchased, is shown in solid yellow.

Staff has negotiated a Real Estate Sale Agreement (“Agreement”) for this 39 acre site at \$59,000 per gross acre, or \$2,301,000,00 for the total acreage. Upon Board approval of this property purchase, due diligence will immediately take place, including environmental investigations, survey, and preliminary title work.

In May 2023, it was the consensus of the Reliever Airport Committee (RAC) for Staff to commence work on the identification and acquisition of land opportunities as part of IAA’s strategic long-term infrastructure growth and aeronautical economic development at Indy Regional. The property owned by The Lands, LLC is a vital part of this strategy, as the land lies within a future Runway Protection Zone (RPZ), which takes into account an extension of the main runway (RW 7/25) at Indy Regional.

Scope

To execute the Real Estate Sale Agreement with The Lands, LLC for the purchase of the Site, consisting of approximately 39 acres, to accommodate IAA’s future airfield infrastructure and long-term strategy for aviation development opportunities.

Schedule

- October 18, 2024: Upon approval, IAA Board execution of the Real Estate Sale Agreement with The Lands, LLC.
- November 1, 2024: Within ten (10) business days of the execution of the Real Estate Sale Agreement, IAA is to deliver earnest money in the amount of Fifty Thousand Dollars (\$50,000.00) as defined within the Real Estate Sale Agreement.
- February 7, 2025: IAA has seventy-five (75) days from execution of the Real Estate Sale Agreement as an Inspection Period, with one (1) thirty-day option to extend, if necessary. Closing on the purchase of the land is to occur within thirty (30) days after the Inspection Period and in no event, earlier than December 31, 2024.

Capital Expenditure:

\$2,301,000.00 or \$59,000.00/acre

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 which therein, creates the opportunity of a ninety percent (90%) monetary reimbursement from the FAA Grant process associated with this land purchase.

Operating Costs:

Operating costs for this transaction will not exceed \$10,000.00 and are generally made up of an appraisal report, survey, environmental report, and closing costs.

Supplier Diversity Participation

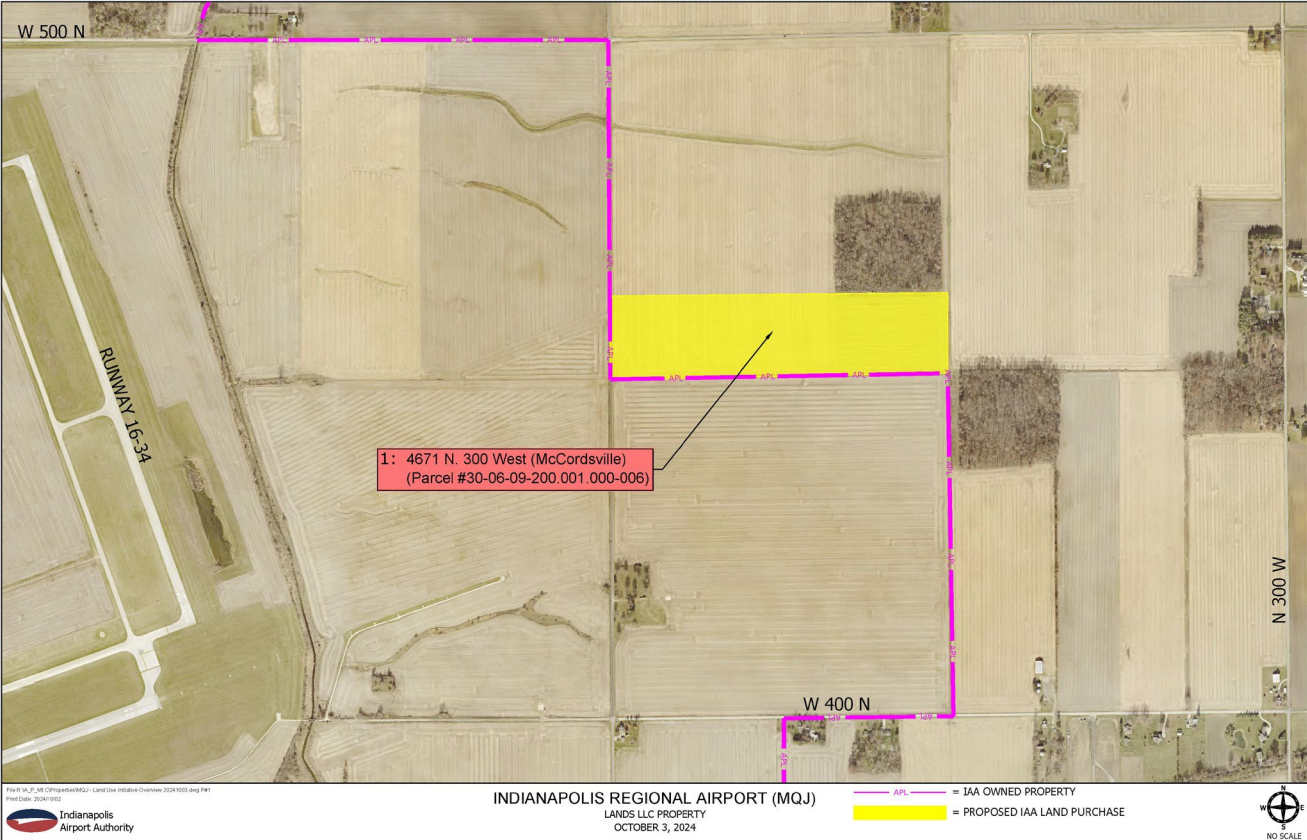
There is no MBE, WBE, or VBE spend on this particular transaction.

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 development opportunities of Indy Regional could possibly not be realized without this particular acreage.
- To not purchase the property at this moment in time; however, should the IAA 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

The IAA staff recommends that the IAA Board of Directors consider a Real Estate Sale Agreement with The Lands, LLC, for the IAA purchase of approximately 39 acres of land located at the southeast corner of West County Road 500 North and North County Road 400 West in Hancock County for a total sale amount of \$2,301,000.00 or \$59,000.00 per acre.





Indianapolis Airport Authority

BOARD MEMO – CHANGE ORDER

To: IAA Board of Directors

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

Date: October 4, 2024

Board Date: October 18, 2024

Subject: Approval of Change Order No. 2 to the contract with Dallman Contractors, LLC for Main Terminal Painting and Repair at Indianapolis International Airport (Project No. Q-22-015)

Background

The concrete barrier walls and metal support structures on the Departure and Arrival Levels of the Indianapolis International Airport (Terminal) have not been repainted since it opened in 2008. These structures show visible signs of corrosion, peeling, and delamination of finished surfaces.

On October 31, 2022, the Senior Director of Planning and Development for the Indianapolis Airport Authority (IAA) approved a task order with Synthesis, Inc. through their 2022 On-Call Professional Services Contract for the development of Plans and Specifications for bidding of the Main Terminal Painting and Repair project.

On August 18, 2023, the IAA Board approved a contract with Dallman Contractors, LLC to complete this work.

On July 19, 2024, the IAA Board approved Change Order #1 with Dallman Contractors, LLC to complete the painting and repair for the Main Terminal.

Change Order Summary

Contract changes fall under one of three categories: Errors/Omissions, Unforeseen Circumstances, or additional Owner requested scope. Typically, the designer pays the cost of an error as the error may require work already completed to be redone. Omissions are items corrected before work is performed, for which the designers are typically charged up to 15% of the cost because the item may have to be negotiated with the contractor. Unforeseen circumstances are items that could not reasonably be anticipated by the designer and, therefore, are not charged against the designer. Owner-requested scope changes occur when, during construction, the Owner identifies and directs the contractor to complete additional work that benefits the Owner.

However, after construction was underway to repair and repaint the inner concrete barrier walls along the departure level, it was discovered that the outer concrete barrier walls were inadvertently omitted from the Bid Documents. Since the Project Budget included the cost for the outer walls, all costs to date are less than the Project Budget. This change order addresses items specified in ASI No. 1 and summarized below:

- Repair and repaint the outer concrete barrier walls along the Departures Level.
- Repair and repaint the metal top rail along the outer concrete barrier walls.

Budget

The Dallman Contractors, LLC Change Order No. 2 is \$406,260.00, which will be financed through the operating budget and has been approved by the budget holder.

Change Order No. 2 is 71.9% more than the original contract and exceeds the approved construction contingency. (Previously, Change Order No. 1 exceeded the 10% contingency.)

This project is 100% Airport cash funded.

Revised Construction Amount

Original Construction Contract Amount		\$	565,072.00
Previous Change Orders			-
Current Change Order No. 1	(16.16% of contract)		91,299.90
Current Change Order No. 2	(71.9% of contract)		406,260.00
New Construction Contract Total		\$	1,062,631.90

Project Costs

Design (including survey and geotechnical)		\$	93,013.00
Other Services: Advertisement			303.08
Project Management			33,000.00
Construction Contract Amount			565,072.00
Previous Change Orders			91,299.90
Current Change Order No. 2 (71.9%)			406,260.00
Revised Total Anticipated Project Cost		\$	1,188,947.98

Supplier Diversity Participation

The following is the supplier diversity participation in this Change Order:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Dallman Contractors	\$ -	\$ -	\$ 230,467.00	0.00%	0.00%	56.73%
Totals	\$ -	\$ -	\$ 230,467.00	0.00%	0.00%	56.73%

Contract Summary to Date

Contract/Amendment & Execution Date	Service	Amount	Diversity Participation %		
			MBE	WBE	VBE
Dallman - Construction Contract, 8/18/23	Construction	\$ 565,072.00	0.00%	56.30%	37.78%
Dallman - Change Order No. 1, 7/19/24	Construction	\$ 91,299.90	0.00%	0.00%	0.51%
Dallman - Change Order No. 2, 10/18/24	Construction	\$ 406,260.00	0.00%	0.00%	56.73%
Revised Contract		\$ 1,062,631.90	0.00%	29.94%	41.82%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval Change Order No. 2 with Dallman Contractors, LLC for Main Terminal Painting and Repair at the Indianapolis International Airport in an amount not to exceed \$406,260.00. Supplier diversity participation for Change Order No. 2 is VBE 56.73% (Dallman Contractors).



Indianapolis Airport Authority

BOARD MEMO – AMENDMENT

To: IAA Board of Directors

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

Date: October 8, 2024

Board Date: October 18, 2024

Subject: Approve Amendment No. 2 to the contract with Kimley-Horn & Associates, Inc. for Airfield Pavement Management Program at Indianapolis International Airport (Project No. I-23-075)

Background

The most recent airfield Pavement Management Program (PMP) for Indianapolis International Airport (IND) was completed in 2020. The Federal Aviation Administration (FAA) requires regular updates of the PMP as part of the formulation of the IAA’s capital program.

On January 6, 2023, the Indianapolis Airport Authority (IAA) issued a Request for Qualifications per FAA requirements to select a consultant for this project, with responses due on January 27, 2023. Three (3) Statements of Qualifications were received. A review committee made up of four (4) IAA representatives reviewed and ranked the qualifications with Kimley-Horn & Associates, Inc. being ranked by the committee as the best qualified to provide the professional services needed.

On June 16, 2023, the IAA Board of Directors approved a contract with Kimley-Horn & Associates, Inc. for Professional Services for the Airfield Pavement Management Program.

On November 8, 2023, the IAA Executive Director approved Amendment No. 1 with Kimley-Horn & Associates, Inc. This amendment did not affect the budget but corrected the incorrect assignment of task categories.

At this juncture, it has been determined additional testing that was not anticipated as part of the original scope for this project is required to fully analyze the pavements and thereby ascertain the condition and lifespan of this critical infrastructure.

Scope

The scope includes non-destructive and destructive testing on airfield pavements.

Budget

The Kimley-Horn & Associates, Inc. contract amendment is \$201,943.00. This amendment was not accounted for within the approved 2023 Capital Budget for Airfield Pavement Management Program at Indianapolis International Airport. However, these costs will be accommodated through savings from other projects included in the 2024 Capital Budget.

This project will be 100% Airport cash funded.

Schedule

The contract term will be extended by Amendment 2 to January 31, 2026, to allow for completion of the 2023 Airfield Pavement Management Program at Indianapolis International Airport and project closeout.

Supplier Diversity Participation

The following is the supplier diversity participation on this amendment:

Firm	Amount				%			
	DBE	MBE	WBE	VBE	DBE	MBE	WBE	VBE
Airfield Safety, LLC.	\$ -	\$ -	\$ 2,400.00	\$ -	0.00%	0.00%	1.19%	0.00%
Kinsey Christian Security	\$ -	\$ 2,400.00	\$ -	\$ -	0.00%	1.19%	0.00%	0.00%
CTL Engineering	\$ -	\$ 70,109.00	\$ -	\$ -	0.00%	34.72%	0.00%	0.00%
Totals	\$ -	\$ 72,509.00	\$ 2,400.00	\$ -	0.00%	35.91%	1.19%	0.00%

Contract Summary to Date

Contract/Amendment & Execution Date	Service & Term	Amount	Diversity Participation %			
			DBE	MBE	WBE	VBE
Original Contract June 16, 2023	Professional Services Term: 6/16/23 - 1/31/2025	\$ 598,769.39	15.90%	18.99%	18.99%	0.00%
Amendment No. 1 November 8, 2023	No Change in term	0.00	0.00%	0.00%	0.00%	0.00%
Amendment No. 2 October 18, 2024	Professional Services Term: 6/16/23 - 1/31/2026	201,943.00	0.00%	35.91%	1.19%	0.00%
Revised Contract NTE		\$ 800,712.39	7.96%	7.26%	2.33%	0.00%

Recommendation

Staff recommends the IAA Board of Directors consider for approval Amendment No. 2 to the contract with Kimley-Horn & Associates, Inc. for Airfield Pavement Management Program at Indianapolis International Airport in an amount not-to-exceed \$201,943.00 (fees and expenses). Supplier diversity participation is MBE 35.91% (CTL Engineering and Kinsey Christian Security), WBE 1.19% (Airfield Safety).



BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: October 8, 2024

Board Date: October 18, 2024

Subject: Approve a Professional Services Contract with Synthesis Incorporated for Planning & Development Office Renovations at Indianapolis International Airport (Project No. I-24-039)

Background

Synthesis Incorporated has previously assisted Planning & Development in preparing schematics, space layout, and conceptual cost estimating via its competitive On-Call contract. The IAA now intends to engage Synthesis to perform similar services to enable the organization to plan for staff space requirements holistically.

Scope

Renovation of the Planning & Development Office will provide sufficient and suitable office space for planned growth, internships, and outreach events for the department.

Budget

The Synthesis, Inc. contract is for \$520,632.00, which is within the approved 2025 Capital Budget for Planning & Development Office Renovations.

The project is being undertaken to renovate existing infrastructure integral to the continued operation of the airport. As a result of the critical nature of the renovations, this project is exempt under the Authority's hurdle rate policy and has not been subjected to an internal rate of return calculation.

Schedule

The contract award is anticipated for October 18, 2024, and the expiration date is December 31, 2027.

Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Synthesis Incorporated	\$ -	\$ 304,622.00	\$ -	0.00%	58.51%	0.00%
JPS Consulting Engineers	38,000.00	-	-	7.30%	0.00%	0.00%
Totals	\$ 38,000.00	\$ 304,622.00	\$ -	7.30%	58.51%	0.00%

Recommendation

The IAA staff recommends that the IAA Board of Directors consider for approval a professional services contract with Synthesis Incorporated for Planning & Development Office Renovations at Indianapolis International Airport in an amount not to exceed \$520,632.00 (fees and expenses). Supplier diversity participation is MBE 7.30% (JPS Consulting Engineers, LLC) and WBE 58.51% (Synthesis Incorporated).



Indianapolis Airport Authority

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

From: Jarod Klaas, P.E., Senior Director of Planning & Development
Marsha Wurster, Senior Director of Commercial Enterprise

Date: October 8, 2024

Board Date: October 18, 2024

Subject: Award Construction Contract to RL Turner Corporation for GTC Drive-Thru Lanes Renovation at Indianapolis International Airport (Project No. I-24-020)

Background

Approximately two-thirds of all Indianapolis International Airport passengers pass through the Ground Transportation Center (GTC), providing millions of visitors with their first and last impressions of Indianapolis. This project will enhance several aspects of the GTC to improve passenger safety and comfort, as well as the GTC's aesthetics. This project initiative was reviewed and approved through the Board Terminal Optimization Committee.

On August 18, 2023, the Indianapolis Airport Authority Board of Directors approved a professional service contract with Synthesis Incorporated to provide professional design services for this project.

On August 30, 2024, the (IAA) Executive Director approved plans and specifications prepared by Synthesis Incorporated and authorized the public bidding process for GTC Drive-Thru Lanes Renovation at Indianapolis International Airport.

On September 17, 2024, the IAA staff received one bid. The project contained a base bid only. RL Turner Corporation was the lowest responsive and responsible bidder in the amount of \$3,084,000.00 for the base bid.

In addition to the contract amount, IAA staff requests 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. Change orders exceeding the construction reserve will be submitted to the IAA Board of Directors for approval.

Scope

The scope of the project includes improved general lighting at the drive-thru lanes, safety enhancements at the pedestrian crosswalks, and warming areas outside the GTC for passenger comfort.

Budget

The construction contract is \$3,084,000.00, which exceeds the approved 2025 Capital Budget for GTC Drive-Thru Lanes Renovation. Funding for this project will be accommodated through savings in other approved projects included in the 2025 Capital Budget.

GTC Drive-Thru Lanes Renovation

Contract Amount (including 10% reserve)	\$	3,392,400.00
Design		311,945.00
Advertisements for Bid		250.00
Other Professional Services		61,896.00
Construction Administration		108,830.00
Total Anticipated Project Cost	\$	3,875,321.00

This project will be 100% Airport cash funded.

This project is being undertaken primarily as a passenger safety and customer service initiative to improve the customer experience and enhance lighting, safety and comfort in the Ground Transportation Center. As such, this project was not subjected to a hurdle rate calculation.

Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Chisholm Lumber & Supply	\$ 54,205.00	\$ -	\$ -	1.76%	0.00%	0.00%
Kopec Electric	-	-	1,897,000.00	0.00%	0.00%	61.51%
Indiana Sign & Barricade	-	5,000.00	-	0.00%	0.16%	0.00%
Totals	\$ 54,205.00	\$ 5,000.00	\$ 1,897,000.00	1.76%	0.16%	61.51%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for GTC Drive-Thru Lanes Renovation at Indianapolis International Airport to RL Turner Corporation in an amount not to exceed \$3,084,000.00 plus a 10% construction reserve of \$308,400.00 for a total of \$3,392,400.00. RL Turner Corporation was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 1.76% (Chisholm Lumber & Supply Company, Inc.), WBE 0.16% (Indiana Sign & Barricade, Inc.), and VBE 61.51% (Kopec, LLC).



BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: October 8, 2024

Board Date: October 18, 2024

Subject: Approval of Professional Services Contract with Journey Engineering the Runway 5L-23R Rehabilitation project at the Indianapolis International Airport (Project No. I-25-040)

Background

In recognition of the increased aircraft 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 rehabilitation of the northern parallel in advance of the southern parallel's reconstruction. Continuous monitoring performed on the northern parallel has identified the need to perform further rehabilitative measures on Runway 5L-23R as well as portions of Taxiway A and Taxiway B to re-mediate surface distress caused by the additional traffic. This additional rehabilitative effort is being initiated by the IAA to maintain the pavements while more extensive planning and pre-design strategies are being developed to determine the appropriate improvement program to be used on Runway 5L-23R and its supporting taxiways.

On August 2, 2024, the Indianapolis Airport Authority (IAA) issued a Request for Qualifications to select inspection services for this project. Responses were due on August 21, 2023. One (1) Statement of Qualification was received. A review committee made up of four (4) IAA representatives reviewed and scored Journey's qualifications and determined Journey is qualified to provide these professional inspection services.

Scope

Journey Engineering will provide construction inspection services and quality assurance material testing during the construction of the Runway 5L-23R Rehabilitation project at Indianapolis International Airport.

Budget

The Journey Engineering contract is \$1,315,295.24, which is within the approved 2025 Capital Budget for the Runway 5L-23R Rehabilitation project at Indianapolis International Airport.

This project will be 100% Airport cash funded.

Schedule

Contract award anticipated October 2024 with a contract expiration date of August 31, 2026. The contract expiration extends beyond the anticipated construction contract to allow for the provision of final inspections, contract close-out activities, final report of construction, and ten (10) months warranty inspection.

Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
B&R Consulting, LLC	\$ -	\$ -	\$ 396,271.72	0.00%	0.00%	30.13%
EILTS Consulting Services, Inc.	\$ -	\$ 40,106.82	\$ -	0.00%	3.05%	0.00%
CTL Engineering, Inc.	\$ 130,506.00	\$ -	\$ -	9.92%	0.00%	0.00%
Totals	\$ 130,506.00	\$ 40,106.82	\$ 396,271.72	9.92%	3.05%	30.13%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval a professional services contract with Journey Engineering for Runway 5L-23R Rehabilitation project at Indianapolis International Airport in an amount not-to-exceed \$1,315,295.24 (fees and expenses). Supplier diversity participation is MBE 9.92% (CTL Engineering, Inc.), WBE 3.05% (Eilts Consulting Services, Inc.), and VBE 30.13% (B&R Consulting, LLC).



BOARD MEMO – AMENDMENT NO. 2

To: IAA Board of Directors

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

Date: September 25, 2024

Board Date: October 18, 2024

Subject: Approve Amendment No. 2 to the Construction Manager as Constructor (CMc), with Guaranteed Maximum Price (GMP), to Messer Construction Company for the Parking Garage Expansion and Parking Garage Energy Resilience projects at the Indianapolis International Airport (Project Nos. I-19-050 & I-24-008)

Background

The Indianapolis International Airport parking garage is one of the largest open garages in the State of Indiana that is utilized by the public and rental car companies. It is a cast-in-place post-tensioned concrete structure commissioned with the opening of the terminal in 2008.

Due to the continued growth of the rental car companies' fleets and increased enplanements, the parking garage has been expanded to provide approximately 1,500 additional parking spaces, thus enhancing customer service for rental car customers, passengers, and guests parking in the garage.

On June 14, 2019, the Indianapolis Airport Authority (IAA) issued a Request for Proposals to select a Construction Manager as Constructor (CMc) for the Parking Garage Expansion, with responses due on July 18, 2019. Five (5) proposals were received. The IAA's selection committee, comprised of five (5) IAA staff members, independently reviewed the proposals and subsequently interviewed all five (5) respondents on August 14 and 15, 2019. As a result of the interviews, the committee selected Messer Construction Company (Messer) as the best qualified to provide both Preconstruction and Construction phase CMc services for the project.

The IAA staff contracted with Messer as the CMc and CSO, Inc. as designer for Preconstruction phase services in the Fall of 2019; however, those services were put on hold in the Spring of 2020 due to the COVID-19 pandemic.

In the Fall of 2021, IAA staff re-engaged CSO, Inc. to finalize the design and complete the construction documents so Messer could establish a final Guaranteed Maximum Price (GMP) for the project prior to bidding. The construction documents included the installation of solar photo voltaic (PV) panels and inverters on the canopy roof structure as well as the installation of

conduits and appropriately sized conductors to directly connect to the existing switchgear powering the entire Parking Garage.

On June 1, 2023, the IAA issued contract Amendment No. 1 to Messer, which included a change in the substantial completion date, a reconciliation of the GMP after all bids were received, which resulted in a NO COST change, and an update to the GMP Exhibits.

In the Fall of 2023, IAA staff engaged Kimley-Horn and Associates, Inc. through their 2023 Professional Engineering On-Call contract, to design the interconnection of the solar panel system to the utility (AES Indiana) and to provide maximum usage of the power generated by the solar panels to align with IAA’s commitment to sustainability & resiliency. This additional design and construction were originally envisioned as part of the complete solar PV system; however, the IAA and our design/construction teams required additional time to fully coordinate and design the system requirements with the utility and equipment providers. This additional time would have delayed the start of the Parking Garage Expansion project.

Therefore, Amendment No. 2 to Messer’s GMP includes the construction and installation of a complete system that comprises an energy control center, battery energy storage, site work, electrical duct bank installation, and provisions to screen the proposed equipment.

On August 23, 2024, the IAA staff received pricing from Messer to perform the additional Owner requested scope in the amount of \$5,439,145.06. The proposed pricing has been evaluated by Kimley Horn & Associates, Inc., and found to be acceptable and is within the overall project budget of \$5,853,000.00.

Scope

Construct and install additional solar PV equipment for the Terminal Parking Garage which includes an energy control center, battery storage system and applicable site work to provide interconnection to AES Indiana and appropriate resiliency to align with IAA’s goals.

Budget

The Messer contract Amendment No. 2 in the amount of \$5,439,145.06 is included in the approved 2025 capital budget under project I-24-008.

Original GMP Amount		\$ 67,065,823.00
Previous Amendments	(0.00% of contract)	-
Current Amendment	(8.11% of contract)	<u>5,439,145.06</u>
New Construction Contract Total		\$ 72,504,968.06

Supplier Diversity Participation

There is no supplier diversity participation in this amendment. It is anticipated that a commitment for diverse participation will be determined after negotiations have been finalized with subcontractors.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval Amendment No. 2 to the Construction Manager as Constructor (CMc) contract, with Guaranteed Maximum Price (GMP), with Messer Construction Company in an amount not-to-exceed \$5,439,145.06 for the Parking Garage Expansion and Parking Garage Energy Resilience projects at the Indianapolis International Airport (Project Nos. I-19-050 & I-24-008).