



A DECADE+ OF EXCELLENCE

INDIANAPOLIS INTERNATIONAL AIRPORT

IAA Board of Directors Meeting Agenda

September 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 August 16, 2024.**
- III. **Ordinances, Resolutions, and Public Hearings**
 - a) **Public Hearing** for 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.](#)
 - b) **Consider for Approval** 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.](#)
 - c) **Public Hearing** for 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.](#)
 - d) **Consider 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.](#)
- IV. **Board Reports**

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

Consider for approval, the individual items on the [IAA General Agenda dated September 20, 2024.](#)

VI. Staff Reports

- a) Executive Director's Report (Submitted in writing)
 - i. TSA IND – Airport Partnership Program with Office for Transportation Security and Ninoy Aquino International Airport
 - ii. 2024 2nd Quarter Core Value Winners
 - iii. So it Goes: Vonnegut at IND
 - iv. IND Parking Garage Expansion
 - v. Diversity Outreach and Reverse Trade Show

VII. Other Reports and Updates

- a) **Board Communications:** *Next Meeting: Friday, October 18, 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 on August 16, 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 – attending remotely
Mamon Powers, Secretary – not attending
Kurt Schleiter, Member
Jeffrey Gaither, Member
Duane Gibbs, Member
W. Tobin McClamroch, Member
Eric Dozier, Member
Ryan Goodwin, Member – attending remotely
Brett Voorhies, Member
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
Ellen Hurley, Associate General Counsel
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
Marsha Wurster, Sr. Director of Commercial Enterprise

APPROVAL OF MINUTES

President Glass asked for a motion for approval. A motion for approval was made by Mr. McClamroch and seconded by Mr. Voorhies. There being no discussion, President Glass asked for a roll call vote, and with abstentions by Mr. Gaither and Mr. Dozier and with all other members stating, “Aye,” the Meeting Minutes of the IAA Board Meeting on July 19, 2024, were approved.

ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS

President Glass then called upon Mr. Robert Thomson, Sr. Director of Finance to present for consideration General Ordinance 03-2024, concerning Indianapolis Airport Authority’s budget process, as more particularly described in [BP2024-08-01](#). President Glass asked for a motion for approval of [BP2024-08-01](#). A motion for approval was made by Mr. McClamroch 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 [BP2024-08-01](#).

President Glass called upon Mr. Thomson to present for public hearing, General Ordinance 04-2024, a supplemental bond ordinance to the IAA's Master Bond Ordinance 05-2014, as more particularly described in [BP2024-08-02](#). 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 [BP2024-08-02](#). A motion for approval was made by Mr. Gaither and seconded by Ms. Catchings. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-08-02](#).

President Glass then called upon Jonathan Weinzapfel, General Counsel, to present for approval Resolution No. 03-2024, concerning an agreement between the Indianapolis Airport Authority and Local 71 of the International Union of Police Associations as described in [BP2024-08-03](#). President Glass asked for a motion for approval of [BP2024-08-03](#). A motion for approval was made by Mr. Voorhies 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 [BP2024-08-03](#).

President Glass then called upon Mr. Weinzapfel to present for approval Resolution No. 04-2024, concerning an agreement between the Indianapolis Airport Authority and Indianapolis Professional Fire Fighters, Local 416 as described in [BP2024-08-04](#). President Glass asked for a motion for approval of [BP2024-08-04](#). A motion for approval was made by Mr. Voorhies and seconded by Mr. Gaither. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-08-04](#).

BOARD REPORTS

Board President's Report

President Glass announced that the Master Plan and Public Policy Committee meeting scheduled to take place following the Board Meeting had been canceled.

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED August 16, 2024:

President Glass called upon Marsha Wurster, Sr. Director of Commercial Enterprise, to present for consideration and approval, [BP2024-08-05](#), the execution of the Other Transaction Agreement with the Transportation Security Administration for the reimbursement of electrical utility costs for the checkpoints and checked baggage screening functions at Indianapolis International Airport, commencing August 1, 2024, through July 31, 2025, with four 1-year option terms. President Glass asked for a motion for approval of [BP2024-08-05](#). A motion for approval was made by Ms. Catchings and seconded by Mr. Gibbs. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-08-05](#).

President Glass then called upon Ms. Wurster, to present for consideration and approval, [BP2024-08-06](#), the FTZ Operator Agreement and issuance of a Grantee Concurrence Letter for Cummins Inc., as recommended by the GIFTZ Board, to enable the proposed site to apply for access to the FTZ program. President Glass asked for a motion for approval of [BP2024-08-06](#). A motion for approval was made by Mr. Gaither and seconded by Mr. McClamroch. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-08-06](#).

President Glass then called upon Ms. Wurster, to present for consideration and approval, [BP2024-08-07](#), the FTZ Subzone Amendment #4 and issuance of a Grantee Concurrence Letter to support the expansion of Subaru of Indiana Automotive, Inc. from 362.68 acres to 363.33 acres, as recommended by the GIFTZ Board. President Glass asked for a motion for approval of [BP2024-08-07](#). A motion for approval was made by Mr. Gaither and seconded by Mr. Voorhies. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-08-07](#).

President Glass then called upon Keith Berlen, Sr. Director of Operations & Public Safety, to present for consideration and approval, [BP2024-08-08](#), the bid award for Extinguishing Agent Fluorine Free Foam to All Terrain, Inc. The Airport Fire Department plans to acquire approximately 8,000 gallons of the agent at a cost of \$270,851.90, at \$33.73 per gallon. All Terrain, Inc. is certified as a Veterans Business Enterprise. Supplier diversity participation is 100% VBE. President Glass asked for a motion for approval for [BP2024-08-08](#). 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 [BP2024-08-08](#).

President Glass then called upon Mr. Berlen to present for consideration and approval, [BP2024-08-09](#), Amendment and Renewal #1 to the original Agreement with Siemens Logistics LLC for operations & maintenance of the baggage handling system dated September 17, 2021, for \$1,970,489.00. President Glass asked for a motion for approval for [BP2024-08-09](#). A motion for approval was made by Mr. McClamroch 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 [BP2024-08-09](#).

President Glass then called upon Jarod Klaas, Sr. Director of Planning and Development to present for consideration and approval, [BP2024-08-10](#), Amendment No. 2 with One Hill Technologies, LLC for Pedestrian Bridge Art Refurbishment at Indianapolis International Airport in an amount not-to-exceed \$2,514,218.00. Supplier diversity participation is MBE 65.63% (One Hill Technologies, LLC and Lee Computers, LLC dba Lee Infinite Solutions). President Glass asked for a motion for approval for [BP2024-08-10](#). A motion for approval was made by Mr. Voorhies and seconded by Ms. Catchings. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-08-10](#).

STAFF REPORTS

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

- i. Community Partnership Presentation –
 - Megan Carrico introduced three community partners to speak about the value of IAA’s role in Indiana tourism: Danny Lopez, Pacers Sports & Entertainment, Executive Vice President for Community and External Engagement & Corporate Communications; Doug Boles, President at Indianapolis Motor Speedway; and Sara Myer, Chief of Staff & Strategy at Indiana Sports Corporation.
- ii. IND Welcomes the Zeta Phi Beta Sorority, Inc. for their Grand Boulé
- iii. Inaugural Public Safety Community Day
- iv. Summer 2024 Community Hosted Tours at IND
- v. FAA Civil Rights Advocate & Partner Award: DBE/ACDBE Programs
 - Director Rodriguez thanked the IAA team for all the work they have done and continue to do to merit this award.
- vi. Megan Carrico, Sr. Director of Public Affairs

Other Reports/Updates

- a) Brett Voorhies took a moment to comment on the value of the Airport’s Summer Internship Program.
- b) Board Communications: Next Meeting: Friday, September 20, 2024, at 8:00 am.

ADJOURNMENT

The meeting adjourned at 8:50 am.

The August 16, 2024, Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:

<https://zoom.us/rec/share/fMm6SsLqXX-sfRd7oijYizyc5FFrRlxFU6autb14GTo7XkB8AixaGpmmclqkPJgf.mfOvICfRF-slywDv>

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INDIANAPOLIS AIRPORT AUTHORITY *

By: _____
Barbara Glass, President

By: _____
Mamon Powers III, Secretary

DATED: September 20, 2024

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



BOARD MEMO – REAL ESTATE SALE AGREEMENT

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: September 6, 2024

Board Date: September 20, 2024

Subject: Real Estate Sale Agreement with Industrial Equipment Holdings, LLC
("Purchaser")

Background

As a direct attribute of the IAA Land Use Initiative, IAA Staff have been pursuing the sale of certain remaining IAA lands, which includes one parcel located at the southeast corner of Reeves Road and Perry Road, Plainfield, IN, also known as Plainfield Business Park, Lot B. The land to be sold totals 3.161 acres. The land was originally a residential property the IAA purchased many years ago as part of the Noise Purchase Program. A sizable impediment to the property is an overhead high-voltage power line/easement, which extends across the center portion of the property. The appraisal process has noted this item accordingly within the comments and land value assessment. The property to be sold is shown on the aerial below and highlighted in red.

Industrial Equipment Holdings, LLC ("IEH") is the real estate entity for Industrial Process Systems, a locally owned and operated company that specializes in the installation and maintenance of compressed air, inert gas, and closed-loop cooling systems. IEH owns the adjoining property to the east along Reeves Road and is purchasing it to develop and construct flex/warehouse space.

Governed by the law of the State of Indiana and FAA Regulations on such transactions, the IAA procured two separate appraisals for the Site to be sold to Industrial Equipment Holdings, LLC. These appraisals are then averaged, and that dollar amount becomes the minimum price the IAA may sell land. The sale price for this transaction meets and exceeds the average of the two appraisal amounts and represents a Fair Market Value (FMV) transaction as guided by the FAA and the State of Indiana.

Land Sale Restrictions

The conveying of the land to Indy Aerospace will also include, but not limited to, the following perpetual land use restrictions (including noise disclosures and waivers, and aviation easement), which will remain with the land at all times:

- IAA will retain a perpetual easement and right-of-way (“Airspace Easement”) for the free and unobstructed passage of aircraft in, through and across the airspace that lies above the surface of the property. Purchaser will not construct any structure or other obstructions that exceeds the height restrictions designated or established by federal or state laws, rules or regulations, or ordinances, including, but not limited to, 14 CFR Part 77 and the local Town of Plainfield zoning ordinance pertaining to hazards to aviation.
- Purchaser agrees to file a notice consistent with requirements of 14 CFR FAR Part 77 (FAA Form 7460-1) prior to constructing any facility, structure, or other item on the herein described real property.
- Purchaser agrees it will not use, nor permit, the property to be used in such a manner as to create a potential for attracting birds and other wildlife that may pose a hazard to aircraft.
- Purchaser agrees the property will not be used for paid public parking for any types of vehicles, or as a taxi staging area or other “for hire” transportation of the traveling public.
- Purchaser agrees the property will not be used for any type of utility operation, asphalt plant, or other business or facility that emits, to any extent, smoke, fumes, vapors, or other gases that constitute a hazard to aircraft as determined by the Federal Aviation Administration.

FAA Land Release Approval

As this land does not fall within the “aeronautical uses” of the Airport Layout Plan (ALP), Staff is not required to submit information to the FAA to receive prior approval from the FAA to release the land from aeronautical uses and approve the land sale transaction. As a matter of record, the IAA will retain records noting a fair market value transaction has been achieved.

Scope

To execute a Real Estate Sale Agreement with Industrial Equipment Holdings, LLC, for the sale of the Property, consisting of approximately 3.161 acres, located at the southeast corner of Reeves Road and Perry Road in Plainfield, Indiana.

Schedule

September 20, 2024	Upon approval, IAA Board execution of the Real Estate Sale Agreement with Industrial Equipment Holdings, LLC.
October 4, 2024	Within ten (10) business days of the execution of the Real Estate Sale Agreement the Buyer is to deliver earnest money in the amount of \$10,000.00 as designated within the Real Estate Sale Agreement.
November 19, 2024	Buyer has sixty (60) days from the Execution Date of the Real Estate Sale Agreement as an Inspection Period and one (1) thirty-day option to extend the Inspection Period. Closing of the land sale is to occur within thirty (30) days after Inspection Period.

Revenue and/or Operating Cost Implications

Revenue:

\$300,000.00 or \$94,906.68/acre

Operating Costs:

Operating costs for this transaction will not exceed \$10,000.00 and are generally made up of appraisals, survey and environmental fees, recording fees, title work, and closing costs.

Supplier Diversity Participation

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

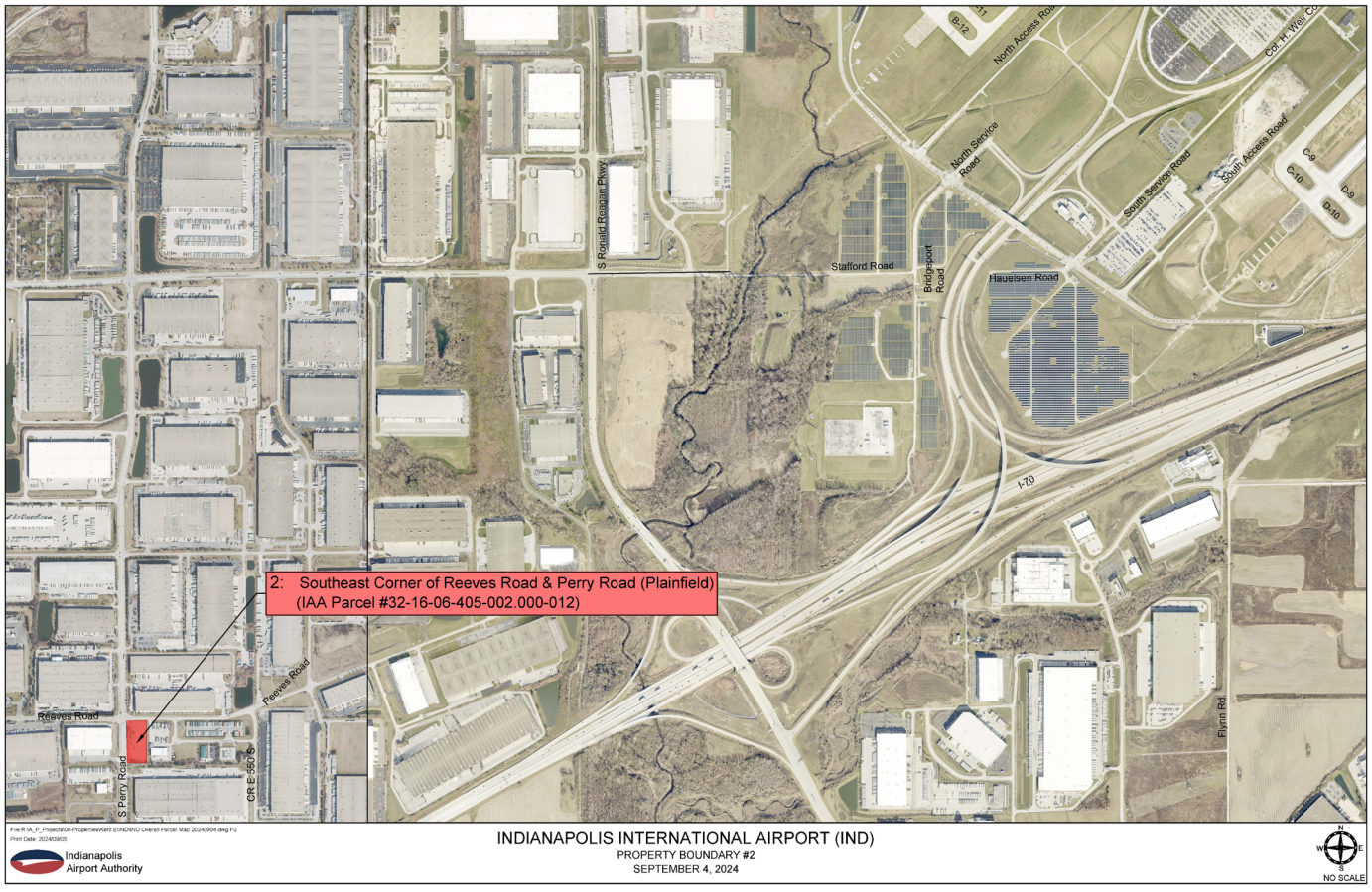
Decision-Making Process / Alternatives

- To sell the Site in alignment with the IAA’s Land Use Initiative, therein placing the land back on the tax rolls.
- To not sell the land; however, the IAA would have to continue to maintain the property which property does not serve a strategic purpose for the IAA nor IND.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval 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.

SITE LOCATION MAP





BOARD MEMO – REAL ESTATE SALE AGREEMENT

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: September 4, 2024

Board Date: September 20, 2024

Subject: Real Estate Sale Agreement with Indy Aerospace, Inc.

Background

The Indianapolis Airport Authority (IAA) staff have been working on a Washington Street transaction for the sale of approximately 4.637 acres, more specifically known as 8101 & 8105 W. Washington Street, Indianapolis, Indiana (the “Property”). The Property to be sold is shown on the aerial below.

Indy Aerospace, Inc. is a locally owned company that manufactures and fabricates precision aerospace and airplane components and is certified by the Federal Aviation Administration (FAA). Indy Aerospace is purchasing the Property to develop and construct its new offices and headquarters. They currently employ 10-11 people and anticipate increasing the number of employees to 20 with this new and expanded headquarters.

Governed by the law of the State of Indiana and FAA Regulations on such transactions, the IAA procured two separate appraisals for the Site to be sold to Indy Aerospace, Inc. These appraisals are then averaged, and that dollar amount becomes the minimum price the IAA may sell land. The sale price for this transaction meets the average of the two appraisal amounts and represents a Fair Market Value (FMV) transaction as guided by the FAA and the State of Indiana.

Land Sale Restrictions

The conveying of the land to Indy Aerospace will also include, but not limited to, the following perpetual land use restrictions (including noise disclosures and waivers, and aviation easement), which will remain with the land at all times:

- IAA will retain a perpetual easement and right-of-way (“Airspace Easement”) for the free and unobstructed passage of aircraft in, through and across the airspace that lies above the surface of the property

Purchaser will not construct any structure or other obstructions that exceeds the height restrictions designated or established by federal or state laws, rules or regulations, or ordinances, including, but not limited to, 14 CFR Part 77 and the Marion County Airspace Ordinance.

- Purchaser agrees to file a notice consistent with requirements of 14 CFR FAR Part 77 (FAA Form 7460-1) prior to constructing any facility, structure, or other item on the herein described real property.
- Purchaser agrees it will not use, nor permit, the property to be used in such a manner as to create a potential for attracting birds and other wildlife that may pose a hazard to aircraft.
- Purchaser agrees the property will not be used for paid public parking for any types of vehicles, or as a taxi staging area or other “for hire” transportation of the traveling public.
- Purchaser agrees the property will not be used for any type of utility operation, asphalt plant, or other business or facility that emits, to any extent, smoke, fumes, vapors, or other gases that constitute a hazard to aircraft as determined by the Federal Aviation Administration.

FAA Land Release Approval

This property, purchased many years ago, was a part of the Authority’s FAA approved Noise Program related to residential properties affected by aircraft noise. As such, the IAA does not have to seek a land release from the FAA as a goal of the Noise Program is for airports to place this type of land back onto the tax rolls. This is true of all IAA Washington Street properties. The IAA does, as a matter of its record keeping and review by the FAA, retain documentation that a fair market value transaction was achieved and the reuse of the land is a compatible use.

Scope

To execute a Real Estate Sale Agreement with Indy Aerospace, Inc., for the sale of the Property, consisting of approximately 4.637 acres, located at 8101 & 8105 West Washington Street in Indianapolis, Indiana.

Schedule

- | | |
|--------------------|---|
| September 20, 2024 | Upon approval, IAA Board execution of the Real Estate Sale Agreement with Indy Aerospace, Inc. |
| September 27, 2024 | Within five (5) business days of the execution of the Real Estate Sale Agreement, the Buyer is to deliver earnest money in the amount of \$25,000.00 as designated within the Real Estate Sale Agreement. |

January 18, 2025

Buyer has One Hundred Twenty (120) days from the Execution Date of the Real Estate Sale Agreement as an Inspection Period. Closing of the land sale is to occur within thirty (30) days after Inspection Period.

Revenue and/or Operating Cost Implications

Revenue:

\$579,625.00 or \$125,000/acre

Operating Costs:

Operating costs for this transaction will not exceed \$12,000.00 and are generally made up of appraisals, survey and environmental fees, recording fees, title work, and closing costs.

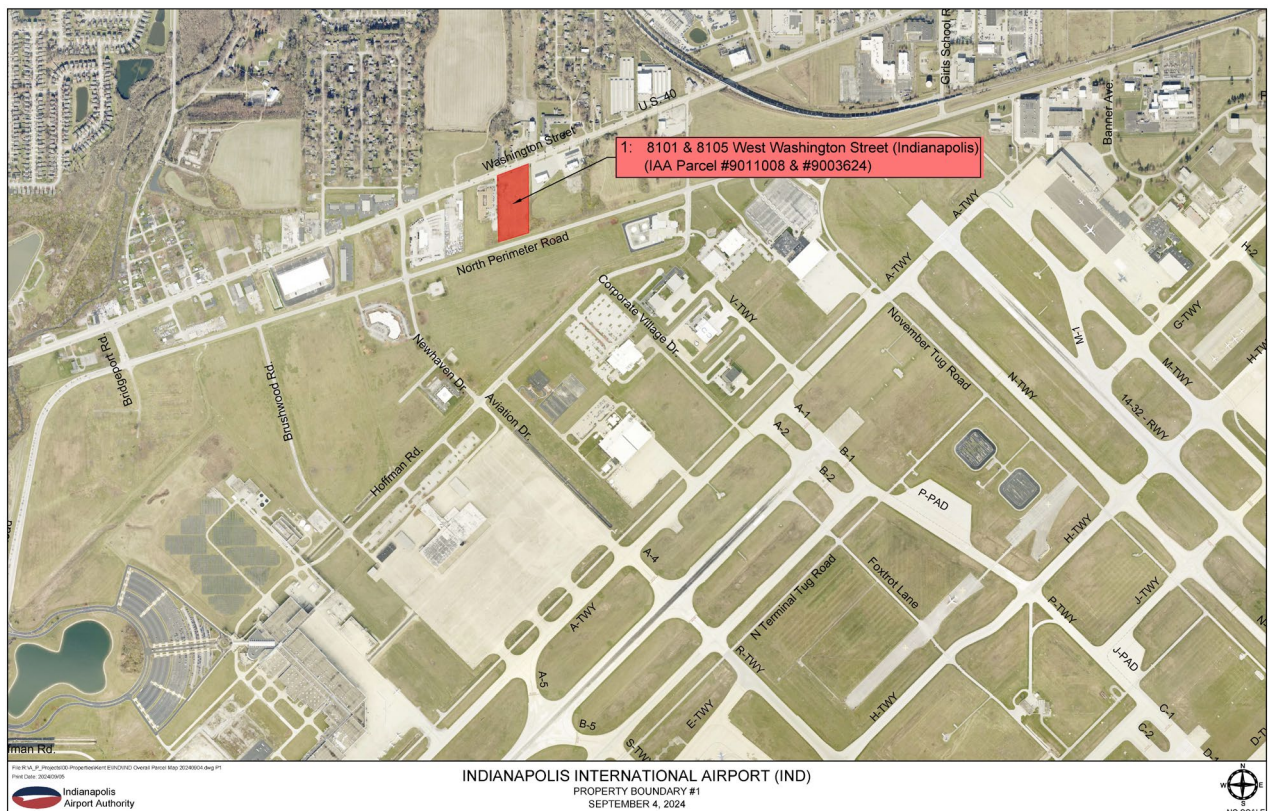
Supplier Diversity Participation

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

Recommendation

The IAA Staff recommends the IAA Board of Directors consider 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.

SITE LOCATION MAP





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

General:

BP2024-09-03 **Action Item #1: Consider for approval** 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.

Action Item #2: Consider for approval 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.

Action Item #3: Consider for approval 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.

Capital:

BP2024-09-04 **Consider for approval** the purchase of two (2) new electric buses from Gillig LLC, an amount not to exceed \$2,398,800.00.

BP2024-09-05 **Consider for approval** 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).

BP2024-09-06 **Consider for approval** 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).



A DECADE+ OF EXCELLENCE

INDIANAPOLIS INTERNATIONAL AIRPORT

- BP2024-09-07** **Consider for approval** 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).
- BP2024-09-08** **Consider for approval** 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.
- BP2024-09-09** **Consider for approval** 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 14.82% (JQOL & Linx Strategies, LLC), MBE 11.24% (CTL Engineering, Inc. & JQOL), WBE 7.64% (Align Civil Engineering Consultants, Inc., Airfield Safety, LLC., Repro Graphix, Inc.), and VBE 3.34% (Bravia Services, LLC.).
- BP2024-09-10** **Consider for approval** 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).
- BP2024-09-11** **Consider for approval** 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).
- BP2024-09-12** **Consider for approval** 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%.
- BP2024-09-13** **Consider for approval** 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.



Indianapolis Airport Authority

BOARD MEMO - REAL ESTATE AGREEMENTS

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: September 6, 2024

Board Date: September 20, 2024

Subject: Indianapolis Regional Airport Real Estate Sale Agreements (IAA as Purchaser)

- Scott and Lisa Reynolds (“Reynolds”)
- Russell B. Pulliam (“Pulliam”)
- Russell B. Pulliam Amended and Restated Revocable Trust (“Pulliam Trust”)

Background

Staff has been working on three (3) land purchase transactions at the Indianapolis Regional Airport (“Indy Regional”) for the acquisition of approximately 112.93 total acres (“Land”). As shown in the aerial below, the Land proposed to be purchased are shown in solid red. The IAA’s current land holdings are outlined in a yellow line with a total airport acreage consisting of 1,847 acres.

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 Land proposed to be purchased as described in this Board Memo are all a vital part of this strategy. Collectively, the Land purchases support the IAA’s future airfield infrastructure and long-term strategy for aviation development opportunities with more than fifty percent 50% of the Land specifically being associated with future runway protection zones.

Staff has negotiated three separate Real Estate Sale Agreements (“Agreements”) for the Land proposed to be purchased. Upon Board approval of the land purchases, due diligence will immediately take place, including environmental investigations, survey, and preliminary title work. The Agreements are described as:

- a) 1.5 acres south of Indy Regional, located at 3227 N. 500 West, Hancock County (“Site #3”) owned by Scott and Lisa Reynolds (“Reynolds”) at \$26,666.67 per gross acre or \$40,000.00 for the total acreage.
- b) 50.0 acres east of Indy Regional, located at 3350 W. 400 North in Hancock County (“Site #2”) owned by Russell B. Pulliam (“Pulliam”) at \$61,000 per gross acre, or \$3,050,000.00 for the total acreage.

- c) 61.43 acres, located north of Indy Regional at the northwest corner of West County Road 500 North and County Road 400 West, in Hancock County (Site #1) owned by Russell B. Pulliam Amended and Restated Revocable Trust (“Pulliam Trust”) at \$61,000 per gross acre, or \$3,747,230.00 for the total acreage.

Scope

To execute the Real Estate Sale Agreements with Scott & Lisa Reynolds, Russell B. Pulliam and the Russell B. Pulliam Amended and Restated Revocable Trust for the purchase of the Sites, consisting of a total of 112.93 acres.

Schedule

September 20, 2024: Upon approval, IAA Board execution of the Real Estate Sale Agreements with: Scott & Lisa Reynolds, Russell B. Pulliam and the Russell B. Pulliam Amended and Restated Revocable Trust.

October 4, 2024: Within ten (10) business days of the execution of each of the Real Estate Sale Agreements, IAA is to deliver earnest money deposits in the total amount of Eighty Thousand Dollars (\$80,000.00) as defined within the Real Estate Sale Agreements.

December 2024: IAA has between sixty (60) and ninety (90) days respectively from the Execution Date of each of the Real Estate Sale Agreements as an Inspection Period. Closing on the purchase of each is to occur within thirty (30) days after the Inspection Period.

Capital Expenditure:

Scott & Lisa Reynolds:	\$40,000.00 (1.5 acres @ \$26,666.67/acre)
Russell Pulliam:	\$3,050,000.00 (50.0 acres @ \$61,000.00/acre)
<u>Russell Pulliam Trust:</u>	<u>\$3,747,230.00 (61.43 acres @ \$61,000.00/acre)</u>
Total Cap Expenditure:	\$6,837,230.00

Realizing the importance of the land and their locations 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 at a minimum, approximately fifty two percent (52%) of 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 these land purchases.

The remaining forty eight percent (48%) of the land purchases will serve as support to aeronautical economic development or be placed back into the market for resale.

Operating Costs:

Operating costs for the three transactions will not exceed \$30,000.00 and are generally made up of appraisal reports, surveys, environmental reports, recording fees, title work, and closing costs.

Supplier Diversity Participation

There is no MBE, WBE, or VBE spend on these particular transactions.

Decision-Making Process / Alternatives

- To purchase the undeveloped properties to accommodate future growth of Indy Regional Airport infrastructure and related aeronautical economic development.
- To not purchase the properties; however, the long-term aeronautical development opportunities of Indy Regional could possibly not be realized without this particular acreage.
- To not purchase the properties at this moment in time; however, when the IAA would require these properties 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

Action Item #1: Consider for approval 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.

Action Item #2: Consider for approval 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.

Action Item #3: Consider for approval 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.



Indianapolis Airport Authority

BOARD MEMO – BID AWARD

To: IAA Board of Directors

From: Keith Berlen, Senior Director of Operations & Public Safety

Date: September 5, 2024

Board Date: September 20, 2024

Subject: Approval of the Purchase with Gillig LLC for Two (2) New Electric Buses (I-25-023)

Background

The Indianapolis Airport Authority (IAA) is committed to engaging in environmentally responsible, sustainable operations and minimizing adverse environmental impacts. The IAA operates a fleet of electric and diesel buses that transport passengers to and from the terminal and surface lots. In 2016, IAA began transitioning its bus fleet to electric as a sustainable initiative to reduce IAA’s carbon footprint.

A public solicitation for up to twelve (12) 35 or 40-foot electric buses through 2026 was issued July 11, 2022, with a submission deadline of August 31, 2022; the IAA received five (5) bid submittals. The IAA’s evaluation team reviewed these submittals to ensure they met the necessary specifications. Gillig LLC was selected as the most responsive bidder.

Scope

This purchase is for two (2) new 40-foot electric buses, charging units, and an extended warranty.

Budget

The contract amount is \$2,398,800.00 which is within the approved 2025 Capital Budget. The IAA received a state grant of \$570,000 through the VW Mitigation Fund for this project. The remainder of the cost is 100% Airport cash funded.

Schedule

The new electric buses are expected to be delivered in the 2025 calendar year.

Supplier Diversity Participation

Due to the nature of the scope, there is not an opportunity for supplier diversity participation in this purchase.

Recommendation

The IAA staff recommends that the IAA Board of Directors consider for approval the purchase of two (2) new electric buses from Gillig LLC, an amount not to exceed \$2,398,800.00.



BOARD MEMO – CAPITAL PURCHASE ORDER

To: IAA Board of Directors

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

Date: September 10, 2024

Board Date: September 20, 2024

Subject: Approve a Capital Purchase Order to RJE Business Interiors for Terminal Furniture Program at Indianapolis International Airport (Project No. I-24-042)

Background

Airline passengers have come to expect a variety of seating options in airport gate hold rooms. In 2018, Indianapolis Airport Authority (IAA) installed a variety of seating types including high-back and low-back lounge chairs as well as worktables with stools at the Southwest Airlines and United Airlines gates. The performance of the furniture has proven successful, and the furniture has been well-received by passengers. The goal of this project is to expand the presence of lounge seating and worktables into the remaining gate hold rooms.

On June 2, 2023, the Senior Director of Planning and Development approved a task order with Synthesis Incorporated through their 2023 On-Call Professional Services Contract for development of plans and Specifications for quoting the Terminal Furniture Program at the Indianapolis International Airport.

On August 5, 2024, the IAA issued a Request for Quotes (RFQ) for the Terminal Furniture Program, with responses due on August 15, 2024. One proposal was received. RJE Business Interiors provided the low quote for Wieland Compose chairs. RJE Business Interiors also quoted Enwork Equilibrium tables, JSI Knox chairs, and JSI Moto chairs according to pre-negotiated pricing of the Omnia purchasing program.

Scope

The scope for this project is to purchase and install lounge furniture and worktables in every gate hold room throughout the IND terminal building. All new seating will include power for charging passengers' electronic devices.

Budget

The purchase order amount is \$708,459.75, which is within the approved 2025 Capital Budget for Terminal Furniture Program.

This project will be 100% Airport cash funded.

This project is being undertaken primarily as a customer service initiative and is expected to provide a better airport experience for passengers. 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
Titan Associates, dba AG Maas	\$ -	\$ 3,957.89	\$ -	0.00%	0.56%	0.00%
Totals	\$ -	\$ 3,957.89	\$ -	0.00%	0.56%	0.00%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval 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).



Indianapolis Airport Authority

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: September 10, 2024

Board Date: September 20, 2024

Subject: Approve a Professional Services Contract with Resource International, INC. for Ready Return Parking Lot at Indianapolis International Airport (Project No. I-24-004)

Background

The Indianapolis Airport Authority (IAA) has identified the need to construct a new parking lot for Rental Car operations to eliminate the need for staged rental cars in IAA guest and employee parking areas. Currently, IAA public customer parking lots share spaces with rental car companies to park several hundred rotating inventory cars waiting to be rented. The completed parking lot will provide a minimum of 1,900 spaces and will be equipped with essential amenities, including fencing, lighting, fire hydrants, surveillance cameras, and controlled access gates, all seamlessly integrated into the airport network system for enhanced security and operational efficiency.

On February 22, 2024, IAA issued a Request for Qualifications (RFQ) for Design, Bidding, and Construction Administration Services, with responses due on April 3, 2024. Five Statements of Qualifications were received. A review committee made up of three (3) IAA representatives reviewed and ranked the qualifications, identifying the two (2) most qualified firms for the interview process that was held on May 30, 2024. As a result of the interview process, the review committee ranked Resource International, INC. as the best qualified to provide the professional services.

Scope

Design, Bidding, Construction Administration Services for a new parking lot, including a minimum of 1,900 spaces, fencing, controlled access gates, lighting, fire protection water mains, fire hydrants, and surveillance equipment.

Budget

The Resource International, INC. contract is \$690,669.00, which is within the approved 2025 Capital Budget for Ready Return Parking Lot.

This project will be debt-funded. The debt service will be paid using CFCs.

Schedule

Contract award anticipated September 20, 2024, with a contract expiration date of September 1, 2026.

Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
SJCA	\$ 93,000.00		\$ -	13.47%	0.00%	0.00%
Etica Group	-	56,600.00	-	0.00%	8.19%	0.00%
AEC-ME	52,500.00	-	-	7.60%	0.00%	0.00%
JPS Consulting Engineers	\$40,000.00	-	-	5.79%	0.00%	0.00%
		-	-	0.00%	0.00%	0.00%
Totals	\$185,500.00	\$ 56,600.00	\$ -	26.86%	8.19%	0.00%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval 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).



BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: September 10, 2024

Board Date: September 20, 2024

Subject: Approve a Professional Services Contract with VDA, Inc. for Part A design of Repair/Replace Terminal Escalators and Elevators at Indianapolis International Airport (Project No. I-24-018)

Background

The Indianapolis Airport Authority (IAA) has identified the need to begin a program of upgrades, replacement, and modernization of its aging conveyance infrastructure, encompassing hydraulic passenger and freight elevators, traction elevators, escalators, and moving walks. The continuous, reliable, and safe operation of this equipment is paramount in maintaining the primary function of the airport and delivering the customer service expected by our passengers and guests.

On February 12, 2024, the IAA issued a Request for Qualifications (RFQ) to select a designer for this project, with responses due on March 22, 2024. Four (4) Statements of Qualifications were received. A review committee made up of three IAA representatives reviewed and ranked the qualifications, with VDA, Inc. ranked as the best qualified to provide these professional services.

Scope

The scope of work for Part A includes assessing the 50 existing vertical and horizontal transportation units, provide recommendations based on assessments, develop a priority list of proposed recommendations, associated costs, phased implantation plan, and a draft schedule for the work.

Budget

The VDA, Inc. contract is \$462,289.00, which is within the approved 2024 Capital Budget for Repair/Replace Terminal Escalators and Elevators.

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. As a result of the critical nature of the repairs, this project is exempt under the IAA’s hurdle rate policy and has not been subjected to an internal rate of return calculation.

Schedule

Contract award anticipated September 20, 2024, with a contract expiration date of August 31, 2025 to complete the Part A Design.

Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
	\$ -	\$ -	\$ -	0.00%	0.00%	0.00%
Zurbuch Development	-	29,015.00	-	0.00%	6.28%	0.00%
Totals	\$ -	\$ 29,015.00	\$ -	0.00%	6.28%	0.00%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval 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).



BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: September 10, 2024

Board Date: September 20, 2024

Subject: Approve a Professional Services Contract with CHA Consulting, Inc. for Project Management Staff Augmentation Services, Airside Projects at the Indianapolis Airport Authority (I-25-040)

Background

Due to an ongoing need for support of Airside Development projects at the Indianapolis Airport Authority (IAA), the Planning and Development Department is requesting the continuation of Staff Augmentation and Project Management Services in support of the Airside Program.

Scope

The Professional Services Contract with CHA Consulting, Inc. will provide 680 hours in 2024 and 2,080 hours in 2025 of project management services for the Runway 5L-23R Rehabilitation, Northeast Apron Rehabilitation, and other Capital Projects.

Budget

The Professional Services Contract with CHA Consulting, Inc. is \$300,200.00, which will be financed through the projects approved in the 2025 Capital Budget.

Supplier Diversity Participation

CHA Consulting, Inc. is not a diverse business enterprise. There is no diverse participation on this contract.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval 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.



BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: September 10, 2024

Board Date: September 20, 2024

Subject: Approve a Professional Services Contract with CHA Consulting, Inc. (CHA) 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 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 May 3, 2024, the IAA issued a Request for Qualifications per the Federal Aviation Administration to select a designer for this project with responses due on June 4, 2024. Four (4) Statement of Qualifications (SOQs) were received. A review committee made up of four (4) IAA representatives reviewed and ranked the SOQs with CHA Consulting, Inc being ranked by the committee as the best qualified to provide the professional services needed.

Scope

CHA Consulting, Inc. will provide professional engineering services needed to evaluate the existing conditions, prepare preliminary and final design documentation for bidding, and provide construction administration support. CHA's deliverables for the project include, but are not limited to, 30%, 60%, 90%, and final construction drawings and specifications.

Budget

The CHA Consulting, Inc. contract is \$820,174.00, which is within the approved 2025 Capital Budget for Runway 5L-23R Rehabilitation at Indianapolis International Airport.

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. As a result of the critical nature of the repairs, this project is exempt under the IAA’s hurdle rate policy and has not been subjected to an internal rate of return calculation.

Schedule

Contract award anticipated August 2024 with a contract expiration date of December 31, 2026, to facilitate the construction timeline, close-out, 10-month warranty walk-through, and completion and closeout.

Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount				%			
	DBE	MBE	WBE	VBE	DBE	MBE	WBE	VBE
Align Civil Engineering Consultants, Inc.	\$ -	\$ -	\$ 53,374.00	\$ -	0.00%	0.00%	6.51%	0.00%
CTL Engineering, Inc.	-	34,650.00	-	-	0.00%	4.22%	0.00%	0.00%
JQOL	57,530.00	57,530.00	-	-	7.01%	7.01%	0.00%	0.00%
Bravia Services, LLC	-	-	-	27,430.00	0.00%	0.00%	0.00%	3.34%
Airfield Safety LLC	-	-	1,760.00	-	0.00%	0.00%	0.21%	0.00%
Repro Graphix, Inc.	-	-	7,500.00	-	0.00%	0.00%	0.91%	0.00%
Linx Strategies, LLC	64,000.00	-	-	-	7.80%	0.00%	0.00%	0.00%
Totals	\$ 121,530.00	\$ 92,180.00	\$ 62,634.00	\$ 27,430.00	14.82%	11.24%	7.64%	3.34%

Recommendation

Staff recommends the IAA Board of Directors consider for approval 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 14.82% (JQOL & Linx Strategies, LLC), MBE 11.24% (CTL Engineering, Inc. & JQOL), WBE 7.64% (Align Civil Engineering Consultants, Inc., Airfield Safety, LLC., Repro Graphix, Inc.), and VBE 3.34% (Bravia Services, LLC.).



Indianapolis Airport Authority

BOARD MEMO – AMENDMENT

To: IAA Board of Directors

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

Date: September 10, 2024

Board Date: September 20, 2024

Subject: Approve Amendment No. 2 to the contract with Burns & McDonnell Engineering Company Inc. for Terminal and Concourse HVAC System Upgrades at Indianapolis International Airport (Project No. I-22-018B)

Background

The Indianapolis Airport Authority (IAA) has identified the need to upgrade the heating, ventilating and air conditioning (HVAC) equipment that serves the terminal and concourses of the Indianapolis International Airport. In addition to upgrading the HVAC system at IND, the equipment upgrade will include the replacement of 738 controllers, many of which have failed. These improvements will also decrease heating and cooling loads on the Central Energy Plant.

On September 16, 2022, as the result of a Request for Qualifications to select a designer for this project, the IAA Board approved a contract with Burns & McDonnell Engineering Company, Inc.

During the initial stages of design, extensive fieldwork revealed additional design and commissioning services were required to replace equipment that was no longer functioning properly. The rehabilitation of this system will also be incorporating modern energy conservation methods and equipment where applicable. Therefore, July 21, 2023, the Board approved for the additional design work Amendment No. 1 to Burns & McDonnell’s initial contract.

On January 30, 2024, the IAA Executive Director approved plans and specifications prepared by Burns & McDonnell 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; however, both bids were disqualified.

On April 4, 2024, the Executive Director approved rejecting the bids and rebidding the project.

Scope

Provide additional services necessary to re-bid the project.

Budget

The Burns & McDonnell Engineering, Inc. contract amendment is \$48,108.00 which is within the approved 2024 Capital Budget for Terminal and Concourse HVAC System Upgrades.

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. As a result of the critical nature of the repairs, this project is exempt under the IAA’s hurdle rate policy and has not been subjected to an internal rate of return calculation.

Schedule

The contract term will be extended by Amendment 2 to November 20, 2026. Design services are required to revise the contract documents for rebidding the project.

Supplier Diversity Participation

The following is the supplier diversity participation on this amendment:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
CMID	\$ 2,880.00	\$ -	\$ -	5.99%	0.00%	0.00%
Totals	\$ 2,880.00	\$ -	\$ -	5.99%	0.00%	0.00%

Contract Summary to Date

Contract/Amendment & Execution Date	Service & Term	Amount	Diversity Participation %		
			MBE	WBE	VBE
Original Contract September 16, 2022	Professional Services Term: 9/16/22 - 6/30/24	\$ 522,691.00	38.83%	9.78%	0.00%
Amendment No. 1 July 21, 2023	Professional Services Term Extended: 2/15/25	254,986.00	17.76%	0.00%	0.00%
Amendment No. 2	Professional Services Term Extended: 11/20/26	48,108.00	5.99%	0.00%	0.00%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval 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).



BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: September 10, 2024

Board Date: September 20, 2024

Subject: Award Construction Contract to Milestone Contractors, L.P. for Jetlinx Taxilane Widening at Indianapolis International Airport (Project No. I-25-017)

Background

This project is a requirement under the Indianapolis Airport Authority’s (IAA) lease with Jetlinx. This widening project is needed to service larger aircraft now utilizing Jetlinx. It will facilitate Jetlinx operations around their leasehold and their continued growth at IND.

On June 5, 2024, the IAA Senior Director of Planning and Development approved Task Order 4 for Butler, Fairman, & Seufert, Inc. (BF&S) to prepare plans and specifications for Jetlinx Taxilane Widening and authorized the public bidding.

On July 25, 2024, the IAA Executive Director approved the plans and specifications prepared by BF&S, and authorized the public bidding process for the project.

On August 19, 2024, IAA staff received four bids for the Jetlinx Taxilane Widening project, encompassing a base bid and three add alternate bids. To align with available funding, the contract has been awarded based on the Base Bid plus Add Alternate 1. The bids ranged from \$404,477.00 to \$690,000.00, with Milestone Contractors, L.P. submitting the lowest responsive and responsible bid at \$404,477.00 for the Base Bid and \$58,050.50 for Add Alternate 1.

In addition to the contract amount, IAA staff is requesting a construction reserve of 10% of the total contract amount to manage unforeseen conditions and circumstances. This approach, previously approved and successfully implemented by the IAA Board of Directors, will ensure timely approval of minor changes. Sufficient funds are available within the project’s budget to cover this reserve. Any change orders exceeding the reserve will be submitted to the IAA Board of Directors for approval.

Scope

Widening of the Taxilane with an asphalt pavement section and other ancillary work items.

Budget

The Milestone Contractors, L.P. contract is \$462,527.50, which is within the approved 2025 Capital Budget for Jetlinx Taxilane Widening.

Jetlinx Taxilane Widening

Contract Amount (including 10% reserve)	\$	508,780.25
Design (including survey and geotechnical)		96,628.20
Advertisements for Bid		400.00
Inspection (Including Materials Testing) - Est.		133,580.00
Unallocated		110,611.55
Total Anticipated Project Cost	\$	850,000.00

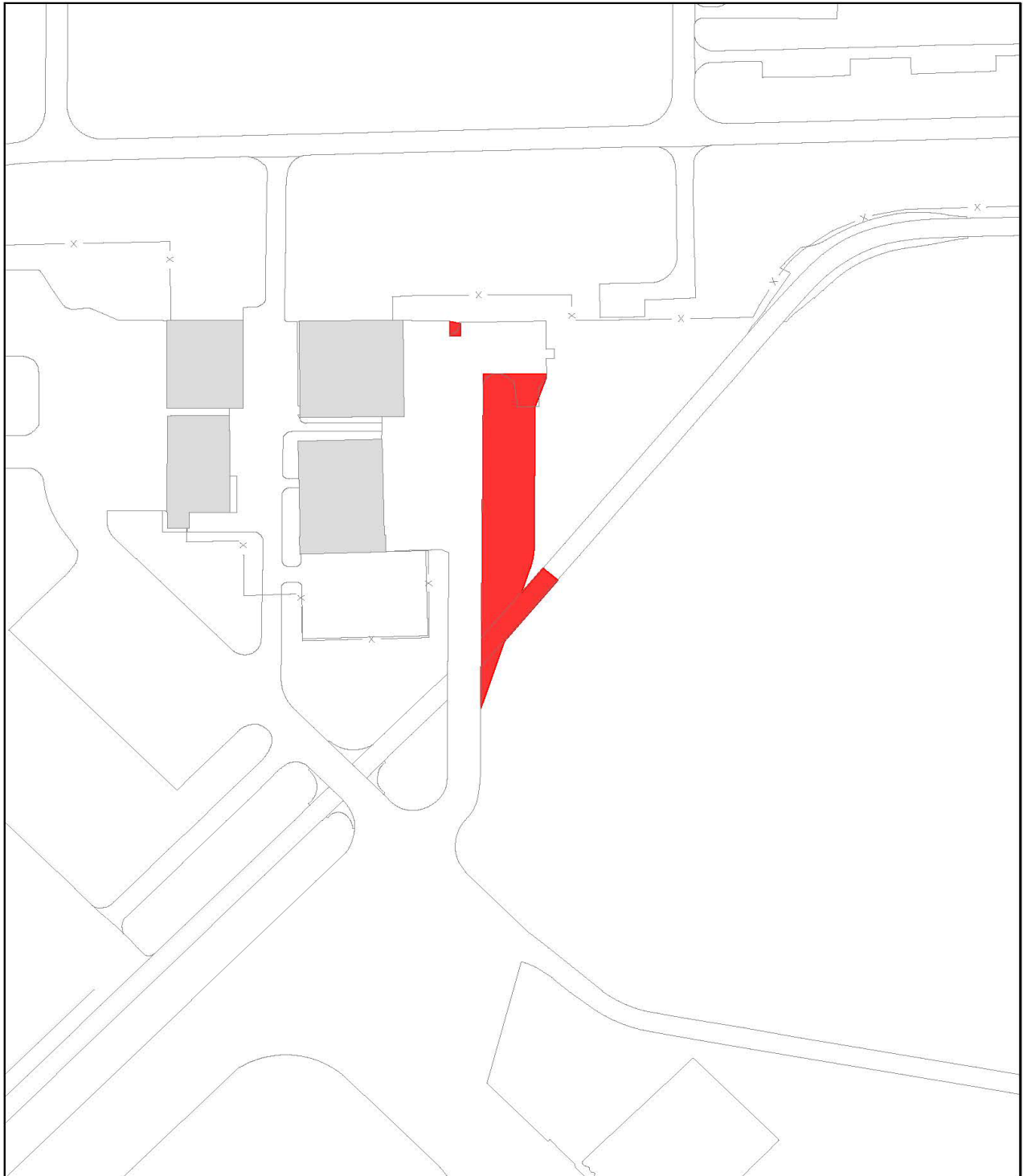
Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
CMG Trucking	\$ 56,500.00		\$ -	12.22%	0.00%	0.00%
Slusser's Green Thumb	-	10,350.00	-	0.00%	2.24%	0.00%
Airfield Safety LLC	-	65,000.00		0.00%	14.05%	0.00%
Totals	\$ 56,500.00	\$ 75,350.00	\$ -	12.22%	16.29%	0.00%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval 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).



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INDIANAPOLIS INTERNATIONAL AIRPORT (IND)
LET LINX TAXIWAY WIDENING
I-25-017

 - PROJECT LOCATION





Indianapolis Airport Authority

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: September 10, 2024

Board Date: September 20, 2024

Subject: Award Construction Manager as Constructor Contract, with Guaranteed Maximum Price, to Messer Construction Company for the Terminal Energy Resilience project at the Indianapolis International Airport (Project No. I-24-003)

Background

The Indianapolis Airport Authority (IAA) is committed to sustainability & resilience. Our objective is to create public value while minimizing our impact on the environment and community, recognizing that these impacts can degrade the essential resources we all rely on. The reliability and fragility of electric power systems, particularly those that serve airports, highlight the need for resilient airport systems. Disruptions caused by power quality issues negatively impact airport operations, airlines, and the airspace system. To avoid an occurrence like this from happening at Indianapolis International Airport (IND), the IAA has been prudently pursuing opportunities to improve the reliability and resilience of our critical power supply systems while seeking to balance sustainability and resilience benefits for the organization and community.

As part of this resiliency initiative, we are implementing solar photo voltaic generation, battery energy storage, and controls to generate 10% (2,543,000 kWhrs annually) of the terminal's energy needs on-site. Due to the relatively large amount of FAA grant funding and IRS direct pay reimbursement available for this project, we anticipate full cost recovery of the airport's financial commitment within the solar asset's useful life. The IAA cost share for this project is anticipated to be approximately 15%.

Kimley-Horn & Associates, Inc. was selected to perform design services, via a Request for Qualification (RFQ) process.

On December 20, 2023, the Indianapolis Airport Authority (IAA) issued a Request for Proposals to select a Construction Manager as Constructor (CMc) for the Terminal Energy Resilience project with responses due on January 23, 2024. Six (6) proposals were received. The IAA's selection committee, comprised of four (4) IAA staff members, independently reviewed the proposals and subsequently interviewed four (4) respondents on January 30, 2024. 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.

On July 11, 2024, the IAA staff received Messer’s GMP totaling \$38,109,635.00. In addition, Messer performed preconstruction services totaling \$69,500.00 to be added to the GMP contract.

The proposed GMP has been evaluated via an independent cost estimate performed by Kimley Horn & Associates, Inc., as well as through reconciliation meetings with Messer and the IAA.

In addition to the contract amount, IAA staff is requesting an Owner’s Contingency of \$4,000,000.00 (approximately 10% of the GMP amount noted above) for this project. The Owner’s Contingency is for the Owner’s exclusive use to pay for unanticipated costs incurred by the Construction Manager that are the Owner’s responsibility, or for other project purposes that the Owner may designate; however, the Owner’s Contingency is not part of the GMP.

Scope

Construct solar covered canopy over a portion of the surface parking lot, battery energy storage system and controls providing 10% of the terminal’s energy needs.

Budget

The Messer contract of \$38,179,135.00 and the Owner’s Contingency of \$4,000,000.00 will be included in the reforecast 2025 Capital Budget for this project. This project is programmed in the approved 2025 capital budget with \$6,997,000.00 in debt funding.

When this project underwent design and contractor evaluation, a budget shortfall was identified. FAA has awarded an additional \$9.3 million in grant funds since the 2025 capital budget was approved. Additionally, we anticipate the remainder of the cost escalation will be accommodated through the IRS direct pay reimbursement program. The authority’s share of project funding has not changed from the approved capital budget. Approximately 85% of the project funding is anticipated to come from the FAA and IRS direct pay programs.

Terminal Energy Resilience

Total Contract Amount (GMP)	\$	38,179,135.00
Owner's Contingency		4,000,000.00
Design (including survey,testing, preconstruction, mgmt		3,500,000.00
Anticipated Inspection/Testing/Management)		1,000,000.00
Total Anticipated Project Cost	\$	46,679,135.00

Supplier Diversity Participation

The supplier diversity participation goal established for this project is 28% comprised of MBE 15%, WBE 10% and VBE 3%.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval 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%.