



Indianapolis Airport Authority

Agenda

Indianapolis Airport Authority

February 21, 2020

8:00 AM

I. **Call to Order**

II. **Approval of Minutes of the IAA Board's Regular Meeting of January 17, 2020.**

III. **Ordinances, Resolutions and Public Hearings**

- a) **Consider for approval**, adoption of **Resolution No. 07-2020** authorizing the sale of IAA and IMC assets via public auction, as more particularly described in said **BP2020-02-01**.

IV. **Board Reports**

V. **Official Actions**

Consider, for approval, the individual items on the **IAA General Agenda, dated February 21, 2020**.

VI. **Staff Reports**

a) **Executive Director's Report**

- i. JD Power Award Presentation – Brian Eckstein, Manager of Guest Services
- ii. IAA Supplier Diversity Update – Holli Harrington, Director of Supplier Diversity and Diversity Officer
- iii. Boardable Portal Introduction – Lisa Bierman, Sr. Executive. Asst. / IAA Board Liaison

VII. **Other Reports/Update**

- a) **Board Communications** *Next Meeting: Friday, March 20, 2020 @ 8:00 a.m.*

MINUTES
Board of Directors Meeting
Indianapolis Airport Authority

The Regular Meeting of the Indianapolis Airport Authority (IAA) Board was called to order at 8:01 a.m., on January 17, 2020, in the Airport's Board Conference Room at Indianapolis International Airport.

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

Barbara Glass, President
Steve Dillinger, Vice President
Mamon Powers, Secretary
Matthew Whetstone, Member
Toby McClamroch, Member
Brett Voorhies, Member
Ryan Goodwin, Member
Brian Tuohy, IAA Board Counsel

IAA Executive Staff attending:

Mario Rodriguez, Executive Director
Keith Berlen, Sr. Director of Operations and Public Safety
Robert Thomson, Sr. Director of Finance
Marsha Stone, Sr. Director of Commercial Enterprise
Jarod Klaas, Sr. Director of Planning and Development
Lisa Bierman, Sr. Executive Assistant
Maria Wiley, Sr. Director of Audit, Compliance & Procurement
Reid Goldsmith, Sr. Director of Information Technology
Bill Stinson, Sr. Director of Public Affairs
Rachel Stevens, Sr. Director of Human Resources
Tenley Drescher-Rhoades, General Counsel

President Glass introduced Mr. Brian Tuohy, IAA Board Counsel, to facilitate the election of the 2020 Indianapolis Airport Authority Board Officers. Mr. Tuohy reported that one board member had expressed interest in each of the three Board of Directors officer positions of President, Vice-President, and Secretary. Mr. Tuohy asked for board approval to appoint Ms. Barbara Glass as President, Mr. Steve Dillinger as Vice -President, and Mr. Mamon Powers as Secretary. Upon a motion by Mr. Toby McClamroch, and seconded by Mr. Matt Whetstone, the 2020 Indianapolis Airport Authority unanimously passed the appointment off IAA Board Officers.

Next, Mr. Tuohy advised the Board of the annual requirement to appoint Mr. Robert Thomson as Treasurer for the Indianapolis Airport Authority for 2020. Upon a motion by Mr. Whetstone, and seconded by Mr. Voorhies, and unanimously passed, approval was given to the appointment of Mr. Robert Thomson as Treasurer for the Indianapolis Airport Authority for 2020.

APPROVAL OF MINUTES

Upon a motion by Mr. McClamroch, seconded by Mr. Powers and unanimously passed, approval was given to the Meeting Minutes of the IAA Board Meeting of December 13, 2019.

ORDINANCES, RESOLUTIONS AND PUBLIC HEARING

President Glass introduced Mr. Robert Thomson, Sr. Director of Finance, who discussed **Resolution No. 01-2020**, concerning the Finance and Audit Committee's completion of the required annual review of the existing IAA's FAC Charter, as more particularly described in said **BP2020-01-01**. Upon a motion by Mr. McClamroch and seconded by Mr. Powers and unanimously passed, approval was given to **Resolution No. 01-2020**.

Next, Mr. Thomson discussed **Resolution No. 02-2020**, concerning the Finance and Audit Committee's completion of the required annual review of the existing IAA's Internal Controls Policy, as more particularly described in said **BP2020-01-02**. Upon a motion by Mr. Goodwin and seconded by Mr. Dillinger and unanimously passed, approval was given to **Resolution No. 02-2020**.

Next, Mr. Thomson discussed **Resolution No. 03-2020**, concerning the Finance and Audit Committee's completion of the required annual review of the existing IAA's Variable Rate Securities and Derivatives Policy, as more particularly described in said **BP2020-01-03**. Upon a motion by Mr. Goodwin and seconded by Mr. McClamroch and unanimously passed, approval was given to **Resolution No. 03-2020**.

Next, Mr. Thomson discussed **Resolution No. 04-2020**, concerning the Finance and Audit Committee's completion of the required annual review of the existing IAA's Debt Issuance Criteria Policy, as more particularly described in said **BP2020-01-04**. Upon a motion by Mr. Voorhies and seconded by Mr. Goodwin and unanimously passed, approval was given to **Resolution No. 04-2020**.

Next, Mr. Thomson discussed **Resolution No. 05-2020**, concerning the Finance and Audit Committee's completion of the required annual review of the existing IAA's Hurdle Rate Policy, as more particularly described in said **BP2020-01-05**. Upon a motion by Mr. McClamroch and seconded by Mr. Voorhies and unanimously passed, approval was given to **Resolution No. 05-2020**.

Next, Mr. Thomson discussed **Resolution No. 06-2020**, concerning the Finance and Audit Committee's completion of the required annual review of the existing IAA's Commodity Price Hedging Policy, as more particularly described in said **BP2020-01-06**. Upon a motion by Mr. Goodwin and seconded by Mr. Whetstone and unanimously passed, approval was given to **Resolution No. 06-2020**.

Next, President Glass introduced Ms. Marsha Stone, Sr. Director of Commercial Enterprise, who

discussed **BP2020-01-07**, regarding a certain Real Estate Sale Agreement with Quest Safety Products, Inc., for the sale of approximately 6.125 acres of land located at 5704 W. Minnesota St., 5708 W. Minnesota St., 5750 W. Minnesota St., 5790 W. Minnesota St., 1629 S. Mickley Ave., 1621 S. Mickley Ave., and 1615 S. Mickley Ave. in Indianapolis, Indiana, for a total sale amount of \$459,375 and authorizing IAA Staff to consummate sale transaction, as more particularly described in said **BP2020-01-07**. Next, President Glass opened a Public Hearing on this matter. There being no comments or discussions from the public, the hearing was closed. Upon a motion by Mr. Whetstone and seconded by Mr. Dillinger and unanimously passed, approval was given to **BP2020-01-07**.

Next, Ms. Stone discussed **BP2020-01-08**, regarding a certain Real Estate Sale Agreement with WBH Properties, LLC, for the sale of land and improvements located at 1910 S. Girls School Road in Indianapolis, Indiana, for a total sale amount of \$1,025,000 and authorizing IAA Staff to consummate sale transaction, as more particularly described in said **BP2020-01-08**. Next, President Glass opened a Public Hearing on this matter. There being no comments or discussions from the public, the hearing was closed. Upon a motion by Mr. Goodwin and seconded by Mr. Voorhies and unanimously passed, approval was given to **BP2020-01-08**.

Board Reports

President Glass announced that she would be contacting Board Members about Board sub-committee 2020 assignments and announce the sub-committees at the February Board Meeting.

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED January 17, 2020: President Glass introduced and then verbally described each of the individual items listed on the General Agenda.

BP2020-01-09. Upon a motion by Mr. McClamroch, seconded by Mr. Goodwin and unanimously passed, approval was given to **BP2020-01-09**.

BP2020-01-10. Upon a motion by Mr. Goodwin, seconded by Mr. McClamroch and unanimously passed, approval was given to **BP2020-01-10**.

BP2020-01-11. Upon a motion by Mr. Whetstone, seconded by Mr. McClamroch and unanimously passed, approval was given to **BP2020-01-11**.

BP2020-01-12 Action 1. Upon a motion by Mr. Voorhies, seconded by Mr. McClamroch and unanimously passed, approval was given to **BP2020-01-12 Action 1**.

BP2020-01-12 Action 2. Upon a motion by Mr. Whetstone, seconded by Mr. McClamroch and unanimously passed, approval was given to **BP2020-01-12 Action 2**.

BP2020-01-12 Action 3. Upon a motion by Mr. McClamroch, seconded by Mr. Whetstone and unanimously passed, approval was given to **BP2020-01-12 Action 3**.

STAFF REPORTS

Executive Director's Report

Mr. Mario Rodriguez, Executive Director, introduced Mr. Robert Thomson, Sr. Director of Finance who briefly spoke about the IAA Airport's \$30M SRF Loan for deicing and additional capacity for the Stormwater won U.S. EPA's PISCES award for exceptional projects and innovation in 2019.

Next, Mr. Rodriguez introduced Mr. Al Stovall, Director of Public Safety, who briefly spoke about the AAAE Law Enforcement Training at IND.

Next, Mr. Rodriguez mentioned the 2020 Routes Americas Conference that is being hosted in Indianapolis in February.

Other Reports/Updates

None.

ADJOURNMENT

President Glass announced that the next IAA Board meeting is scheduled for February 21, 2020. There being no further business, the meeting was adjourned at 8:39 a.m.

INDIANAPOLIS AIRPORT AUTHORITY *

By: _____
Barbara Glass, President

DATED: _____

By: _____
Mamon Powers III, Secretary

* Signed under the authority of IAA Board Resolution #13-2017



BOARD MEMO – PUBLIC AUCTION

To: IAA Board of Directors

From: Marsha Stone, Sr. Director of Commercial Enterprise

Date: February 5, 2020

Board Date: February 21, 2020

Subject: Public Auction of Indianapolis Airport Authority (IAA) and Indianapolis Maintenance Center (“IMC”) Assets

Background

Staff have previously held numerous public auctions and generally tend to have an auction every year. Items from past auctions have included airfield/building maintenance equipment, vehicles, and aviation maintenance equipment from the IMC.

In November 2019, AAR Aircraft Services (AAR), per lease terms, vacated a substantial portion of the leasehold known as the Back Shops, therein returning most of the associated IAA owned tooling and equipment that resided in the shop areas. The “Back Shops” are made up of the Machine Shop, Composite Shop, and Interior Shop. In January 2020, staff auctioned and removed a minimal amount of assets to accommodate a condensed AAR leasehold with in mind that a larger auction would follow in the near term.

Staff are seeking Board approval to auction the balance of those IMC assets no longer in use by AAR that remain in the now vacant Back Shops as well as IAA assets (non-IMC) that are beyond their useful life. State law is specific on the disposal of IAA assets; therefore, the most effective way to dispose of these assets is by holding an auction.

In addition to State law, IMC items are accounted for and sold separately from all other IAA auction items due to the terms of the IMC Bondholder Settlement Agreement (the “Agreement”); wherein, IAA has the right to determine the disposition of certain assets; which is in the long term interest of marketing / managing the IMC facility so long as the disposition is done in accordance with the Agreement. A requirement of the Agreement is to provide written notice to Bondholder Trustee and Escrow Trustee. This notification will be sent to the specific parties upon approval of Resolution No. 07-2020 by the Authority Board.

This years’ auctioneer will be Key Auctions, LLC (“Key Auctions”). Key Auctions was selected from among respondents to an RFI solicitation in 2017. The contract for services with Key Auctions was

for a one-year term and included a renewal option for two additional one-year periods. The current contract option ends on June 30, 2020.

Consistent with Resolution 13-2017, the auction services contract amendment was executed by the Executive Director or his designee as the revenue from the auction is not expected to exceed \$250,000.

Scope

IAA Staff will take all necessary actions to dispose of the assets listed on “**Exhibit A**” of Resolution No. 07-2020. These assets are in excess and/or obsolete at the IMC and other Authority facilities.

Schedule

February 21, 2020:	IAA Board execution of Resolution No. 07-2020
March 1 thru April 24 th :	Staging, set-up & marketing efforts in preparation of on-line auction
April 26 th thru May 1 st :	Staged ending of on-line auctions and pickup

Revenue and/or Operating Cost Implications

Revenue:

Estimated revenues are unknown; however, by way of example, past auctions have generated on average, gross proceeds of approximately \$93,793.00 for the IMC which is the vast majority of assets the IAA will sell at auction.

Operating Costs:

The costs to IAA for the auction are:

- Commission – 3% of gross sales
- Advertising & marketing – not to exceed \$5,000.00
- Credit card usage fee – not to exceed 2.88% (per transaction)

There is also a Buyer’s premium of 18% for on-line transactions. This fee is collected directly from the buyers.

Supplier Diversity Participation

The 2017 RFI solicitation process included efforts to identify MBE, WBE, and/or VBE contractors for public auction services prior to awarding a contract to Key Auctions.

Recommendation

The IAA staff recommends the IAA Board consider for approval, adoption of Resolution No. 07-2020 authorizing the sale of IAA and IMC assets via public auction.

**IAA Board Meeting
General Agenda
February 21, 2020**

General:

BP2020-02-02 **Consider, for approval** the execution of Spirit’s Airline Use Agreement (AUA) for the term December 1, 2019 – December 31, 2023.

Capital:

BP2020-02-03 **Consider, for approval** an award of contract for the Corporate Hangar Development Infrastructure project at Indianapolis Regional Airport to Mammoth, Inc. in an amount not-to-exceed \$1,588,670.00 plus a 10% construction reserve of \$158,867.00 for a total of \$1,747,537.00. Mammoth, Inc. was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 4.99% (Mr. Green Jeans, Wells Trucking, Service Transport and Contracting and First Electric), WBE 3.47% (Crane Environmental, Laura Kopetsky Tri-Ax, and Indiana Sign & Barricade), and VBE 40.10% (Mammoth).

BP2020-02-04 **Consider, for approval** Change Order No. 2 with Custom Mechanical Services Corporation for Cooling Tower Replacement, Phase I at the Indianapolis International Airport in an amount not-to-exceed \$133,810.26. Supplier diversity participation for Change Order No. 2 is MBE 100% (Custom Mechanical Services Corporation).



Board Memo – Airline Use Agreement

To: IAA Board of Directors

From: Marsha Stone, Senior Director of Commercial Enterprise

Date: February 5, 2020

Board Date: February 21, 2020

Subject: Spirit Airlines, Inc. Agreement and Lease of Premises (AUA Agreement)

Background

Spirit Airlines, Inc. (Spirit) began operations at IND on March 14, 2019 as a Non-Signatory Airline. As a Non-Signatory Airline, Spirit initially leased four ticket counter positions, terminal office space and utilized Gate A21 on a per use basis.

As the number of Spirit’s scheduled flights at IND has grown, they are now positioned to execute an AUA Agreement as a Signatory Airline. Included in the AUA Agreement is the leasing of a Gate A21 which allows Spirit to fulfill the final requirement to execute an AUA Agreement as a Signatory Airline at IND.

In addition, Spirit’s Estimated Enplaned Passenger numbers have grown to more than 3% (a term within the Signatory Agreement) of all Enplaned Passengers at IND. As such, Spirit will participate in the 2020 Joint Use Fees in lieu of paying a Per Enplaned Passenger Fee that it has historically done since arriving to IND.

Scope

Staff requests the IAA Board Execute the AUA Agreement with Spirit effective December 1, 2019 – December 31, 2023.

Schedule

February 21, 2020: IAA Board approval of the Spirit Airlines, AUA Agreement.

Revenue and/or Operating Cost Implications

Revenue:

- 2020 rental revenue for Spirit’s AUA Agreement will be:
 - Total annual rents including Joint Use is \$1,601,256.15 plus Landing Fees of \$2.09 per 1,000 lbs. of certified gross landed weight.

Operating Costs:

- For the IAA there are no additional operating costs associated with this AUA Agreement.

Supplier Diversity Participation

Not applicable.

Recommendation

The IAA staff recommends the IAA Board consider for approval the execution of Spirit's AUA Agreement for the term December 1, 2019 – December 31, 2023.



Indianapolis Airport Authority

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: February 11, 2020

Board Date: February 21, 2020

Subject: Award of Construction Contract to Mammoth, Inc. for the Corporate Hangar Development Infrastructure project at Indianapolis Regional Airport (Project No. C-19-095)

Background

The Indianapolis Regional Airport continues to attract corporate development. To accommodate this development, the Indianapolis Airport Authority (IAA) intends to extend an existing taxilane and construct a public road to access existing and new hangars.

On January 13, 2020, the IAA Executive Director approved plans and specifications and authorized the public bidding process for Corporate Hangar Development Infrastructure at Indianapolis Regional Airport.

On January 17, 2020, the IAA staff received 3 bids. The project contained a base bid only. The base bids ranged from \$1,588,670.00 to \$1,719,059.65. Mammoth, Inc. was the lowest responsive and responsible bidder in the amount of \$1,588,670.00 for the base bid.

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

Scope

The scope includes grading, drainage, erosion control, lighting, paving and pavement markings for the taxiway extension, access road and extension of all utilities.

Budget

The Mammoth, Inc. contract is \$1,588,670.00, which is within the approved 2020 Capital Budget for Corporate Hangar Development Infrastructure.

Corporate Hangar Development Infrastructure

Contract Amount (including 10% reserve)	\$	1,747,537.00
Design (including survey and geotechnical)		286,120.00
Advertisements for Bid		\$325.00
Inspection/Materials Testing (Estimate)		145,000.00
Total Anticipated Project Cost	\$	2,178,982.00

This project will be 100% Airport cash funded.

Schedule

Contract award is anticipated February 21, 2020 and the substantial completion is expected to occur August 2020.

Supplier Diversity Participation

The Director of Supplier Diversity has approved the following:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Mr. Green Jeans Landscape & Irrigation	\$ 33,000.00	\$ -	\$ -	2.08%	0.00%	0.00%
Crane Environmental	-	14,000.00	-	0.00%	0.88%	0.00%
Laura Kopetsky Tri-Ax	-	31,700.00	-	0.00%	2.00%	0.00%
Wells & Rhodes Trucking	18,000.00	-	-	1.13%	0.00%	0.00%
First Electric Supply Company LLC	13,422.00	-	-	0.84%	0.00%	0.00%
Indiana Sign & Barricade	-	9,500.00	-	0.00%	0.60%	0.00%
Mammoth	-	-	637,036.00	0.00%	0.00%	40.10%
Service Transport and Contracting	14,890.00	-	-	0.94%	0.00%	0.00%
Totals	\$ 79,312.00	\$ 55,200.00	\$ 637,036.00	4.99%	3.47%	40.10%

Recommendation

The IAA staff recommends the IAA Board consider for approval an award of contract for the Corporate Hangar Development Infrastructure project at Indianapolis Regional Airport to Mammoth, Inc. in an amount not-to-exceed \$1,588,670.00 plus a 10% construction reserve of \$158,867.00 for a total of \$1,747,537.00. Mammoth, Inc. was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 4.99% (Mr. Green Jeans, Wells Trucking, Service Transport and Contracting and First Electric), WBE 3.47% (Crane Environmental, Laura Kopetsky Tri-Ax, and Indiana Sign & Barricade), and VBE 40.10% (Mammoth).



Indianapolis Airport Authority

BOARD MEMO – CHANGE ORDER

To: IAA Board of Directors

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

Date: February 11, 2020

Board Date: February 21, 2020

Subject: Approval of Change Order No. 2 with Custom Mechanical Services for CEP – Cooling Tower Replacement, Phase I at Indianapolis International Airport (Project No. I-18-029)

Background

The Central Energy Plant (CEP) is located on Hoffman Road on the north side of the Indianapolis International Airport (IND). The cooling towers at the CEP are critical to maintaining the appropriate cooling capacity for the Indianapolis Maintenance Center (IMC) and the IND Terminal Building. The five existing cooling towers are 27 years old and are nearing the end of their useful service lives. In addition, some of the supporting structures are in need of replacement.

This project is Phase I of three phases to replace the five aging cooling towers and, as needed, their supporting structures. Two new cooling towers are included with this Phase.

On November 16, 2018, the Indianapolis Airport Authority (IAA) Board approved a contract with Custom Mechanical Services Corporation (CMS) for this project.

On July 19, 2019, the IAA Board approved Change Order No. 1 in the amount of \$217,658.97 or 10.40% of the original contract amount with CMS.

During the course of the construction work covered by Change Order No. 1, additional unforeseen conditions were identified. Given the criticality of the work, the contractor performed the needed activities under the Force Account provision of the contract. This provision allows IAA approved work to continue and includes limitations on costs and requirements for transparent checks and balances.

Change Order No. 2 Summary

Contract changes fall under one of three categories: Errors/Omissions, Unforeseen Circumstances, or additional Owner requested scope. Typically, the cost of an error is paid by the designer as the error may require work already completed to be redone. Omissions are items

that are corrected before work is performed and 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. This change order addresses costs associated with one Potential Change Order:

This Change Order was created due to unforeseen circumstances. The new cooling towers are more efficient and have a smaller footprint; therefore, some of the supporting structure was to be removed and new steel installed for the new configuration. The contract called for cleaning and coating the new steel and connections. After Cooling Tower Number 5 was removed, the steel was in such poor condition that additional work was needed to sandblast and recoat all of the steel structure. The work was performed by way of Force Account. CMS had estimated a cost of \$138,159.76; the final PCO amount is \$133,810.26.

Budget

The CMS contract amount is \$2,444,844.23, which is within the revised 2020 Capital Budget approved by senior staff for Cooling Tower Replacement, Phase I.

CEP Cooling Tower Replacement Revised Construction Amount

Original Construction Contract Amount		\$	2,093,375.00
Previous Change Order No. 1	(10.40% of contract)		217,658.97
Current Change Order No. 2	(6.39% of contract)		133,810.26
New Construction Contract Total		\$	2,444,844.23

Project Costs

Applied Engineering/Contract		\$	249,599.00
Argo/Peer Review			19,710.00
Construction Contract Amount			2,093,375.00
Previous Change Order No. 1			217,658.97
Current Change Order No. 2 (6.39%)			133,810.26
Revised Total Anticipated Project Cost		\$	2,714,153.23

This project will be 100% Airport cash funded.

This project is being undertaken to preserve an asset. Without these improvements, the structure will continue to deteriorate in excess of normal maintenance. As a result of the necessity to maintain the asset in working order, 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 term will be extended by Change Order No. 2 to May 12, 2020.

Supplier Diversity Participation

The Director of Supplier Diversity established the following participation goals:

MBE 15%, and WBE 10%, VBE 3%

Project Summary to Date

Contract/Change Order/Amendment	Execution	Total Contract Amount	Diversity Participation %		
			MBE	WBE	VBE
Applied Engineering/Contract	3/16/2018	\$ 249,599.00	0.00%	15.46%	0.00%
Argo Consulting Engineers/Task Order	9/7/2018	\$ 19,710.00	0.00%	0.00%	100.00%
Custom Mechanical Services/Contract	11/16/2018	\$ 2,093,375.00	100.00%	0.00%	0.00%
Custom Mechanical Services/C.O. No. 1	7/24/2019	\$ 217,658.97	100.00%	0.00%	0.00%
Custom Mechanical Services/C.O. No. 2	2/21/2020	\$ 133,810.26	100.00%	0.00%	0.00%
Revised Contract NTE		\$ 2,714,153.23	90.08%	1.42%	0.73%

Recommendation

The IAA staff recommends the IAA Board consider for approval Change Order No. 2 with Custom Mechanical Services Corporation for Cooling Tower Replacement, Phase I at the Indianapolis International Airport in an amount not-to-exceed \$133,810.26. Supplier diversity participation for Change Order No. 2 is MBE 100% (Custom Mechanical Services Corporation).