



Indianapolis Airport Authority
IAA Board of Directors Meeting Agenda
January 21, 2022
8:00 AM
Virtual Meeting via Zoom

I. Call to Order

II. Approval of Minutes of the IAA Board’s Virtual Meeting of December 17, 2021.

III. Ordinances, Resolutions, and Public Hearings

- a) **Introduction of Ordinance No. 01-2022**, to legally collapse the tenancy-in-common and to authorize the execution and recording by the Executive Director of various documents to legally collapse the tenancy-in-common structure structure and provide clear title to the Indianapolis Maintenance Center (IMC), as more particularly described in **BP2022-01-01**.

IV. Board Reports

- a) Board President’s Report
 - i. 2022 Election of Officers

V. Official Actions

Consider, for approval, the individual items on the **IAA General Agenda, dated January 21, 2022**.

VI. Staff Reports

- a) **Executive Director’s Report (Submitted in writing)**
 - i. IAA 2021 3rd Quarter Core Value Award Winners
 - ii. Major Taylor Mural Dedication
 - iii. Airport Business 40 Under 40 – Natalie Schraner
 - iv. College Football Playoff National Championship
 - v. 2023 Air Show at Indianapolis Regional Airport
 - vi. 2021 End of Year Video
 - vii. IAA Land Update (01.10.2022)

VII. Other Reports/Update

- a) **Board Communications: *Next Meeting: Friday, February 18, 2022, 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 December 17, 2021, in the Airport's Board Conference Room at Indianapolis International Airport. A roll call attendance was taken. Board Members who attended virtually did so via Zoom.

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

Barbara Glass, President (attending via Zoom)
Steve Dillinger, Vice President (attending via Zoom)
Mamon Powers, Secretary (attending via Zoom)
Kurt Schleter, Member (attended in-person)
Jeffrey Gaither, Member (did not attend)
Matthew Whetstone, Member (attending via Zoom)
Toby McClamroch, Member (attending via Zoom)
Kathy Davis, Member (attending via Zoom)
Ryan Goodwin, Member (attending via Zoom)
Brett Voorhies, Member (attending via Zoom)
Tamika Catchings, Member (attending via Zoom)
Brian Tuohy, IAA Board Counsel (attending via Zoom)

Board Members not able to attend: Jeffrey Gaither

IAA Executive Staff attending:

Mario Rodriguez, Executive Director
Keith Berlen, Sr. Director of Operations and Public Safety
Jarod Klaas, Sr. Director of Planning and Development
Marsha Stone, Sr. Director of Commercial Enterprise
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
Holli Harrington, Director of Supplier Diversity and Diversity Officer
Ellen Hurley, Interim General Counsel, & Associate General Counsel
Eric Anderson, Director of Properties
Robert Thomson, Sr. Director of Finance

APPROVAL OF MINUTES

No discussion occurred upon a motion by Ms. Kathy Davis and seconded by Ms. Tamika Catchings. President Glass called upon Ms. Bierman to take a roll call vote for the approval of the November

19, 2021, minutes. Unanimous approval was given to the Meeting Minutes of the IAA Board Meeting of November 19, 2021.

ORDINANCES, RESOLUTIONS, AND PUBLIC HEARING

President Glass called upon Mr. Thomson to present **Resolution No. 10-2021**, designating \$24,959,161.12 of funding drawn in 2021, from the CARES Act and CRRSA Act funded grants used to pay certain operating expenses and debt service, as Gross Revenues, as more particularly described in **BP2021-12-01**.

President Glass asked for a motion of approval for **Resolution No. 10-2021**. A motion for approval was made by Mr. Goodwin and seconded by Mr. Voorhies. Next, President Glass asked if there was any further discussion.

In response to a question by Mr. Powers, Mr. Thomson stated that bond ordinances specifically exclude grants and aids because they usually are airport improvement program grants that fund the capital program. These funds were used to fund debt services and operating expenses, which is the main focus of the debt service coverage.

Vice President Dillinger asked if this creates revenue loss. Mr. Thomson stated the grants are federal relief grants and were implemented due to the reduction of activity, which is the reasoning for the grant alone.

President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to **Resolution No. 10-2021**

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED December 17, 2021: President Glass introduced described each item listed on the General Agenda.

Next, President Glass called upon Ms. Stevens to present **BP2021-12-02** to consider for approval, an award of contract for Off-site Clinic, Wellness Programming, and Pharmacy services to employees of the Indianapolis Airport Authority to Marathon Health, LLC as previously discussed and approved by the Human Resource Committee.

President Glass asked for a motion of approval for **BP2021-12-02**. A motion for approval was made by Vice President Dillinger and seconded by Mr. Powers. Next, President Glass asked if there was any further discussion. There being none, President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to **BP2021-12-02**.

President Glass called upon Mr. Anderson to present [BP2021-12-03](#) to consider approval of a lease to Eagle Creek Aviation Services, LLC for a term of forty years commencing January 1, 2022, as outlined in [BP2021-12-03](#).

President Glass asked for a motion of approval for [BP2021-12-03](#). A motion for approval was made by Mr. Schleiter and seconded by Ms. Catchings. Next, President Glass asked if there was any further discussion. There being none, President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to [BP2021-12-03](#).

President Glass called upon Mr. Anderson to present [BP2021-12-04](#) to consider approval of the Consent to the Change in Ownership of Eagle Creek Aviation Services, LLC. to Aero Management Holdings, LLC, d/b/a Jet Access Group and authorize the IAA's Executive Director to execute collateral documentation associated with the equity purchase of Eagle Creek Aviation, LLC by Aero Management Holdings, LLC d/b/a Jet Access Group.

President Glass asked for a motion of approval for [BP2021-12-04](#). A motion for approval was made by Mr. Schleiter and seconded by Mr. McClamroch. Next, President Glass asked if there was any further discussion.

Mr. Powers asked if the change was affecting Eagle Creek Aviation only and not Jet Access at Indianapolis Regional Airport and the new FBO. Mr. Anderson acknowledged Mr. Powers was correct.

Mr. Schleiter asked during the land lease negotiation, did the negotiation occur with Jet Access or Eagle Creek Aviation? Mr. Anderson stated the negotiation took place with Eagle Creek Aviation.

Mr. Tuohy asked if the mortgage granted includes the personal property and the leasehold interest but not the real estate. Mr. Anderson confirmed that Mr. Tuohy was correct.

Mr. Goodwin asked if this was a total purchase and not a partial equity purchase. Mr. Anderson replied the key staff of Eagle Creek Aviation would be percentage owners of Jet Access and Aero Management. Mr. Goodwin asked if those percentage owners would continue operating business as Eagle Creek Aviation. Mr. Anderson acknowledged Mr. Goodwin was correct.

President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to [BP2021-12-04](#).

President Glass called upon Mr. Anderson to present [BP2021-12-05](#) for approval a certain Land & Building Lease Agreement with Dallman Contractors, LLC, for the leasing of Building #239, Suite A, and its associated parking/truck dock areas located at 6367 Airway Drive, Indianapolis, IN 46241 for a five (5) year term commencing March 1, 2022, and terminating February 28, 2027, with two mutual consent option periods of five (5) years each.

President Glass asked for a motion of approval for **BP2021-12-05**. A motion for approval was made by Mr. Powers and seconded by Mr. Goodwin. Next, President Glass asked if there was any further discussion.

President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to **BP2021-12-05**.

BOARD REPORTS

a.) Board President's Report

- i. President Glass congratulated Ryan Goodwin for receiving the 2021 Mooresvillian of the Year from the Mooresville Chamber of Commerce
- ii. President Glass congratulated Tamika Catchings for receiving the 2021 Junior Achievement of Central Indiana Hall of Fame Laureate.

STAFF REPORTS

Executive Director's Report – Mario Rodriguez, E.D, announced that he has submitted a written report regarding the following items

- i. U.S. DOT FAA Part 139 Airport Certification 100% Rating
- ii. 2021 NAWBO-Indianapolis Corporate Partner of the Year
- iii. 2021 WTS Indianapolis Rosa Parks Diversity Award- Holli Harrington

Other Reports/Updates

- a.) Board Communications: Next Meeting: Friday, January 21, 2022, 8:00 am.

ADJOURNMENT

Meeting adjourned at 8:38 am.

December 17, 2021, Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:

https://zoom.us/rec/share/7-GH-cF_uEzalLy6yfqnw_OTB0uPlz1CrsbMLR8Vk3yg7ntIXqfMt6b3Z_ibpWTi.lsdHgP_ueNIVl-Z

Access Passcode: 1qLV.?vV

INDIANAPOLIS AIRPORT AUTHORITY *

By: _____

Barbara Glass, President

DATED: January 21, 2022

By: _____

Mamon Powers III, Secretary

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

DRAFT



Indianapolis Airport Authority

BOARD MEMO – COLLAPSE OF TENANCY-IN-COMMON STRUCTURE OF IMC

To: IAA Board of Directors

From: Robert Thomson, Sr. Director of Finance

Date: January 14, 2022

Board Date: January 21, 2022

Subject: Collapse of Tenancy-in-Common Structure of the Indianapolis Maintenance Center

Background

The Indianapolis Maintenance Center (“IMC”) was built in the early 1990s for United Airlines to conduct its aircraft maintenance operations. To finance the construction of the IMC, the State of Indiana, the City of Indianapolis, and the Indianapolis Airport Authority each issued revenue bonds (the “Bonds”). To facilitate the financing of the project and to establish the necessary property interests for the issuance of the Bonds, IAA entered a complicated leasehold structure in which IAA leased the site to itself, the City, and the State, as tenants-in-common. Each of the IAA, the City, and the State subsequently subleased their respective interests in the IMC back to IAA, who then leased the site to United. The lease revenues under the respective subleases were used to pay principal and interest on the applicable Bonds.

The IMC is nearing the end of its useful life and the City and the State Bonds have been repaid. At this point, the tenants-in-common structure (“TIC”) only serves to create burdensome administrative obligations and potential liability on each of the participating entities. Accordingly, staff has recommended that the City and State assign their outstanding interests in the IMC, which interests only exist on paper and do not involve any possession or occupation of the IMC, to IAA, such that the City and State are released from their obligations with respect to the IMC and so that IAA can control the future use and disposition of the facility.

On August 19, 2021, the Indiana Finance Authority (“IFA”), acting on behalf of the State of Indiana, adopted an ordinance authorizing the disposition of the State’s interest in the IMC and approving the forms of the IFA agreements required to do the same to this Board. On October 27, 2021 and December 15, 2021, the Metropolitan Development Department of the City and the Marion County Convention and Recreational Finance Authority (“MCCRFA”), respectively, adopted resolutions on behalf of the City approving the TIC collapse and the disposition of the City’s interest in the IMC.

Scope

Authorizes the legal collapse of the TIC structure associated with Indianapolis Maintenance Center (“IMC”) per the advice of counsel and authorizes the Executive Director to execute and record various documents to accomplish the same.

Schedule

January 21, 2022	General Ordinance No. 01-2022 to be introduced at the IAA Board Meeting
February 18, 2022	Public Hearing /Consideration for Adoption of Ordinance

Recommendation

The IAA Staff recommends approval and adoption of Ordinance No. 01-2022 to collapse the tenancy-in-common legally and to authorize the execution and recording by the Executive Director of various documents to legally collapse the tenancy-in-common structure and provide clear title to the Indianapolis Maintenance Center.

0129307.0618056 4829-0944-0759v5

**IAA Board Virtual Meeting
General Agenda
January 21, 2022**

General:

BP2022-01-02 **Consider for approval**, the Foreign Trade Zone (FTZ) Operator Amendment #1 and the issuance of a Grantee Concurrence Letter to LifeScience Logistics, LLC.

BP2022-01-03 **Consider for approval**, a Land & Building Lease Amendment #1 with ABM Aviation, Inc., for the continued leasing of Building #238 and its associated parking areas located at 3730 South High School Road for a term of five (5) years and seventeen (17) days commencing retroactive to October 15, 2021, and terminating October 31, 2026, with two (2) one-year option periods.
[show Map]

Capital:

BP2022-01-04 **Consider for approval**, the award of purchase to JCL Equipment Company Inc. and the issuance of a purchase order and notice to proceed for the purchase of one (1) new paint truck, Project I-21-027, in an amount not-to-exceed \$508,187.24 and authorizes the disposal of the replaced paint truck through an IAA auction.

BP2022-01-05 **Consider for approval**, the purchase of a 3000-gallon ARFF vehicle from Oshkosh Airport Products, LLC in an amount not to exceed \$991,064 and authorize the Executive Director to execute the purchase contract.

BP2022-01-06 **Consider for approval**, an award of contract for Parking Lot Rehabilitation at Indianapolis Metropolitan Airport in an amount not-to-exceed \$353,097.25 plus a 10% construction reserve of \$35,309.73 for a total of \$388,406.98 to Evans Development Company, Inc., the lowest responsive and responsible bidder. Supplier diversity participation is MBE .85% (Cripe Engineering), WBE 8.31% (Evens Time, Laura Kopetsky Tri-Ax, Indiana Sign and Barricade, and MJ Schuetz).

BP2022-01-07 **Consider for approval**, authorizing the Executive Director to execute and award construction contract to the lowest responsive and responsible bidder for Runway 15 Obstruction Removal at Indianapolis Metropolitan Airport.



Board Memo – LifeScience Logistics, LLC FTZ Operator Amendment #1 & Grantee Concurrence Letter

To: IAA Board of Directors

From: Marsha Stone, Sr. Director of Commercial Enterprises

Date: December 20, 2021

Board Date: January 21, 2022

Subject: LifeScience Logistics, LLC, FTZ Operator Amendment #1 & Grantee Concurrence Letter

Background

The IAA is the Foreign Trade Zone (FTZ) “grantee” representing Central Indiana communities. In 1981, the IAA created a separate company, the Greater Indianapolis Foreign Trade Zone, Inc. (GIFTZ), a not-for-profit 501C (6), to administer the FTZ program.

LifeScience Logistics, LLC (LifeScience) is a third-party logistics provider that focuses exclusively on the healthcare sector. LifeScience will be conducting outsourced business operations, as well as warehousing and distribution for commercial U.S. companies.

In 2012, LifeScience was approved and became an FTZ Operator under FTZ #72. LifeScience subsequently idled its FTZ operations, and its designation was removed under FTZ regulations under what is known as “lapse provision.” LifeScience has experienced significant growth over the past eleven years at its Brownsburg, IN location. In order to remain competitive, LifeScience is seeking Foreign Trade Zone (FTZ) status again to assist its current and prospective clients to remain globally competitive.

The GIFTZ Board approved to endorse LifeScience’s sponsorship request on December 20, 2021.

LifeScience has requested its site located at 1105 East Northfield Drive, Suite 400, Brownsburg, IN, be established as an FTZ site, under ASF:

- In 2012, LifeScience had originally requested 262,200 square feet of warehouse with FTZ designation for distribution operations. Due to LifeScience’s growth, the new request is for 526,300 square feet to be designated.
- In 2012, LifeScience had 40 fulltime employees at this location and its annual payroll was \$711,000. LifeScience now employs 135 fulltime employees and its annual payroll is \$3.4 million.

Scope

The GIFTZ Board requests the IAA Board execute FTZ Operator Amendment #1 and issue a new Grantee Concurrence Letter to allow LifeScience to utilize FTZ benefits at its site.

Schedule

January 21, 2022: IAA executes LifeScience’s FTZ Operator Amendment #1 & issues a Grantee Concurrence Letter.

April 1, 2022: Tentative activation date of LifeScience’s FTZ site.

Revenue and/or Operating Cost Implications

Revenue:

The GIFTZ Board publishes a public rates, and charges document referred to as a *Zone Schedule*. Revenue for 526,300 square feet of active FTZ space is \$48,000 per annum.

Operating Costs:

The GIFTZ has no initial costs associated with LifeScience’s ASF designation. Once LifeScience activates the use of the FTZ privileges, the GIFTZ will expend approximately \$4,900 per annum in direct support costs.

Diversity Participation

Not Applicable

Recommendation

IAA Staff and the Greater Indianapolis Foreign Trade Zone, Inc. (GIFTZ) Board of Directors recommend IAA Board of Directors consider for approval the Foreign Trade Zone (FTZ) Operator Amendment #1 and the issuance of a Grantee Concurrence Letter to LifeScience Logistics, LLC.



Board Memo – Land and Building Lease Amendment #1 with ABM Aviation, Inc.

To: IAA Board of Directors

From: Marsha Stone, Sr. Director of Commercial Enterprise

Date: December 20, 2021

Board Date: January 21, 2022

Subject: Land and Building Lease Amendment #1 with ABM Aviation, Inc.

Background

ABM Aviation, Inc. (ABM) has been a tenant of the IAA beginning in September 2014. Staff has been negotiating with ABM to extend the Lease at Building #238, located at: 3730 South High School Road, as noted in the attachment. ABM is a third-party provider of shuttle bus operations for FedEx employees that work at the Hub.

The leased premises consist of 6,050 square feet of office/garage space and a total of 104,544 square feet of land & parking lots.

Scope

To execute a Land and Building Lease Amendment #1 with ABM for the leasing of Building #238 and its associated land & parking lots. The building is located south of interstate I-70, on South High School Road.

The Lease will be for a period of five (5) years and (17) seventeen days commencing retroactive October 15, 2021 and terminating October 31, 2026. The Lease also calls for two (2) option periods of one (1) year each. The first commences on November 1, 2026 through October 31, 2027 and the second from November 1, 2027 through October 31, 2028. These primary and option terms sync with ABM’s new service agreement with FedEx.

Schedule

January 21, 2022	Upon approval, IAA Board execution of the Land and Building Lease Amendment #1 with ABM.
------------------	------------------------------------------------------------------------------------------

Revenue and/or Operating Cost Implications

The annual revenue during the primary term will be:

- \$45,171.72 in year 1
- \$46,075.15 in year 2
- \$46,996.65 in year 3

- \$47,936.58 in year 4
- \$48,895.31 in year 5

The annual revenue during the option terms will be:

- \$49,873.22 in the first option period
- \$50,870.68 in the second option period

Operating Costs/Rental Credits:

The leased premises are accepted by ABM in “as-is” condition. The IAA has no building maintenance or utility responsibility for the leased premises. ABM intends to invest a minimum of \$260,325 in remodeling upgrades as is specifically defined in Lease Amendment #1 to support their continued services provided to FedEx. Authority will issue up to \$50,000 in conditional rental credits to ABM for the reroofing of the building. The credits will be issued on a monthly basis over the five-year primary term.

Supplier Diversity Participation

Not applicable

Recommendation

The IAA Staff recommends that the IAA Board consider for approval a Land & Building Lease Amendment #1 with ABM Aviation, Inc., for the continued leasing of Building #238 and its associated parking areas located at 3730 South High School Road for a term of five (5) years and seventeen (17) days commencing retroactive to October 15, 2021, and terminating October 31, 2026, with two (2) one-year option periods.



File: S:\A_P_Projects\00-Properties\Kent E\IND\Building 238
Location.dwg 238
Print Date: 2021/12/21

INDIANAPOLIS INTERNATIONAL AIRPORT

BUILDING 238 LOCATION
3730 SOUTH HIGH SCHOOL ROAD
DECEMBER 21, 2021



Page 14 of 22
Indianapolis Airport Authority





BOARD MEMO – BID AWARD

To: IAA Board of Directors

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

Date: January 3, 2022

Board Date: January 21, 2022

Subject: Award of Purchase to JCL Equipment Company Inc. for One (1) New Paint Truck, Paint Truck Replacement, Project I-21-027.

Background

The paint truck being used currently has passed its life expectancy and needs to be replaced. The purchase of this equipment is necessary to remain compliant with Federal Aviation Regulation (FAR) Part 139, Advisory Circular 150/5340-1M (Standards for Airport Markings), Advisory Circular 150/5370-10H (Standard Specifications for Construction of Airports), and as well as to remain compliant with INDOT regulations for all reliever airports.

The paint truck allows for the annual painting of all the airfields (International and five reliever airports), and all surrounding access roads that are the responsibility of the IAA. The (2022) Paint Truck was part of the approved 2021 Capital Improvement Fund Budget (approved by the Board on August 20, 2021).

A Request for Quotes (RFQ) for the paint truck was issued April 13, 2021, with a bid submission deadline of May 17, 2021. IAA received one (1) bid submittal from a pool of 243 vendors notified and 12 potential bidders. The single bid was well above the budgeted amount. It was determined that it would be in the best interest of the IAA to restructure the specifications to encourage more competition and rebid. The second Request for Quotes (RFQ) for the paint truck was issued November 04, 2021, with a bid submission deadline of November 30, 2021. IAA received two (2) bid submittals. The IAA's evaluation team reviewed these submittals to meet the necessary specifications. The lowest responsive and responsible bidder is JCL Equipment Company Inc., with a bid of \$508,187.24 for one (1) new paint truck. M-B Companies Inc. had the higher of the two (2) bids by \$31,728.76. The lowest responsive and responsible bidder is JCL Equipment Company Inc., with a bid of \$508,187.24 for one (1) new paint truck.

Scope

Upon approval, IAA Operation Department will procure a new paint truck, and the current paint truck will be disposed of through an IAA auction.

Budget

The project is below the revised budget amount of \$510,000.00 total and is for purchasing one (1) new paint truck. The purchase is being 100% airport cash funded.

Schedule

2022 chassis orders are already closed, and 2023 orders have not begun, but these orders will be handled on a first-come basis and could also be delayed due to supply chain issues.

Supplier Diversity Participation

Supplier Diversity has determined that due to the nature of the scope of work, there is not an opportunity for supplier diversity participation for this purchase.

Recommendation

The IAA staff recommends that the IAA Board consider for approval the award of purchase to JCL Equipment Company Inc. and the issuance of a purchase order and notice to proceed for the purchase of one (1) new paint truck, Project I-21-027, in an amount not-to-exceed \$508,187.24 and authorizes the disposal of the replaced paint truck through an IAA auction.



Indianapolis Airport Authority

**BOARD MEMO – AIRCRAFT RESCUE FIRE FIGHTING
VEHICLE REPLACEMENT**

To: IAA Board of Directors

From: Keith Berlen, Sr. Director of Operations and Public Safety

Date: December 13, 2021

Board Date: January 21, 2022

Subject: Aircraft Rescue Fire Fighting (ARFF) Vehicle Replacement (Project # I-22-060)

Background

This Project (# I-22-060) replaces a 15-year front line 2007 model year, Aircraft Rescue Fire Fighting (ARFF) Vehicle. An ARFF Vehicle is a specialized fire apparatus that carries large amounts of water, foam, and dry chemical extinguishing agents. Unlike other municipal fire vehicles, it is designed to fight hydrocarbon fuel fires associated with aircraft. It's required to have off-road capabilities and the ability to apply firefighting agents while the vehicle is in motion.

The Federal Aviation Administration, (FAA) Part 139 requires commercial air-carrier Airports to be FAA indexed stated under **FAA Section 139.315 Aircraft Rescue and Firefighting FAA Index (FAA Index)** based on the length and number of regularly scheduled passenger flights. This FAA Index then outlines the minimum number of firefighting equipment and extinguishing agents that an Airport *must* provide at all times. If the Airport cannot supply adequate fire coverage, the air carrier operations are limited. The 2007 vehicle will be used as a reserve unit allowing the Airport's FAA Index to rise without emergency purchases of additional equipment. This purchase will also enable maintenance, special event support needs, and mutual aid responses to surrounding communities without impacting the Airport FAA Index.

The FAA does assist in partial purchase of ARFF vehicles after 15 years of service. This purchase of the ARFF vehicle will meet new requirements of the FAA, DOT, and EPA motor vehicle standards.

The FAA requires ARFF vehicles using AIP funding to be bid as a base vehicle and the lowest bidder be determined by the base bid. Additional options not covered by the FAA may be provided by

the Airport at the Airport's discretion and cost but cannot be a consideration in the lowest bid determination.

Two manufacturers submitted bids. Rosenbauer Minnesota LLC submitted a base vehicle bid of \$921,804 with 31 of the 36 options requested for an additional \$110,068 and a total amount of \$1,031,872. Oshkosh Airport Products, LLC submitted a base vehicle bid of \$862,538 with all the 36 options requested for totaling an additional \$128,526 and a total amount of \$991,064. This bid was used for a previous ARFF vehicle purchase and is still applicable until January 31, 2022.

Scope

This Project proposes to replace a front-line ARFF vehicle with a 3000-gallon water capacity, 420-gallon foam concentrate capacity, 500 pounds of dry chemical firefighting agent, and extendable reach waterway nozzle and off-road capabilities.

The Project's proposed completion would be within 365 days of the Notice to Proceed (NTP). The extended delivery time depends on supply chain issues due to COVID-19 related delays of manufacturing, workforce, and supply availability. The Airport Fire Department will oversee the completion and delivery of the Project for its duration.

Budget

This Project was approved in the 2021 Capital Budget (August 20, 2021) at the cost of \$1M. The proposed Project is 75% AIP eligible on the base ARFF vehicle.

Schedule

The Project's proposed completion would be within 365 days of the Notice to Proceed (NTP). The extended delivery time depends on supply chain issues due to COVID-19 related delays of manufacturing, workforce, and supply availability. The Airport Fire Department will oversee the completion and delivery of the Project for its duration.

Supplier Diversity Participation

Supplier Diversity has determined that due to the nature of the work scope, there is no opportunity for supplier diversity participation for this purchase.

Recommendation

The IAA staff has reviewed the bids and recommends that the IAA Board consider for approval the purchase of a 3000-gallon ARFF vehicle from Oshkosh Airport Products, LLC in an amount not to exceed \$991,064 and authorizes the Executive Director to execute the purchase contract.



Indianapolis Airport Authority

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: January 11, 2022

Board Date: January 21, 2022

Subject: Award Construction Contract to Evans Development Company, Inc. for Parking Lot Rehabilitation at Indianapolis Metropolitan Airport (Project No. M-21-065)

Background

The Indianapolis Airport Authority (IAA) has identified the need to rehabilitate the public parking lot at Indianapolis Metropolitan Airport (UMP). This project is included in the 2022 Capital budget and will extend the life of this critical pavement at UMP.

On September 27, 2021, the IAA staff received one (1) bid. The project contained a base bid, and two (2) added alternate bids. The base bid was \$399,914.00, additive alternate No. 1 was \$3,099.00, and additive alternate No. 2 was \$52,500.00. The base bid and the additive alternate bids exceeded the approved budget for this project; therefore, CMT recommended the IAA reject the bids.

On October 20, 2021, the Executive Director approved the IAA staff's recommendation to reject the bid and authorized the Public rebidding process for the project.

On December 6, 2021, the IAA staff received three (3) bids. The project contained a base bid and two (2) additive alternates. To align the work with the available funding, this contract consists of the base bid and additive alternate bids Nos. 1 and 2. The bids for the base bid ranged from \$255,262.06 to \$401,575.00; and the combined amounts for additive alternates Nos. 1 and 2 ranged from \$52,950.00 to \$55,815.00. Evans Development Company, Inc. was the lowest responsive, and responsible bidder in the amount of \$353,097.25 for the base bid and additive alternates Nos. 1 and 2.

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 on other projects and successfully implemented to ensure timely approval of minor changes necessary due to unforeseen conditions and circumstances. There are sufficient dollars

within this project's budget to accommodate the funding of a construction reserve. Change orders exceeding the construction reserve will be submitted to the IAA Board for approval.

Scope

The scope will include bituminous milling, bituminous pavement repairs, placement of bituminous surface course, concrete curb repairs, and other miscellaneous repair work for the primary vehicle parking area at UMP.

Budget

The Evans Development Company, Inc. contract is \$353,097.25, which is within the approved 2022 Capital Budget for Parking Lot Rehabilitation at Indianapolis Metropolitan Airport.

Parking Lot Rehabilitation at Metropolitan Airport

Contract Amount (including 10% reserve)	\$	388,406.98
Design (including survey and geotechnical)		34,576.67
Advertisements for Bid		632.50
Total Anticipated Project Cost	\$	423,616.15

Schedule

Contract award anticipated January 21, 2022, with a contract expiration date of July 31, 2022.

Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Evens Time	\$ -	\$ 1,600.00	\$ -	0.00%	0.45%	0.00%
Cripe Engineering	3,000.00	-	-	0.85%	0.00%	0.00%
Laura Kopetsky Tri-Ax	-	16,500.00	-	0.00%	4.67%	0.00%
Indiana Sign and Barricade, Inc	-	6,760.00	-	0.00%	1.91%	0.00%
M.J. Schuetz	-	4,500.00	-	0.00%	1.27%	0.00%
Totals	\$ 3,000.00	\$ 29,360.00	\$ -	0.85%	8.31%	0.00%

Recommendation

The IAA staff recommends the IAA Board consider for approval an award of contract for Parking Lot Rehabilitation at Indianapolis Metropolitan Airport in an amount not-to-exceed \$353,097.25 plus a 10% construction reserve of \$35,309.73 for a total of \$388,406.98 to Evans Development Company, Inc., the lowest responsive and responsible bidder. Supplier diversity participation is MBE .85% (Cripe Engineering), WBE 8.31% (Evens Time, Laura Kopetsky Tri-Ax, Indiana Sign and Barricade, and MJ Schuetz).



BOARD MEMO – APPROVE AUTHORITY TO EXECUTE AND AWARD

To: IAA Board of Directors

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

Date: January 11, 2022

Board Date: January 21, 2022

Subject: Authorize the Executive Director to Execute and Award Construction Contract for Runway 15 Obstruction Removal at Indianapolis Metropolitan Airport (Project No. M-21-046)

Background

The Indianapolis Airport Authority (IAA) conducted an obstruction evaluation at Indianapolis Metropolitan Airport in 2019. The analyses determined the need to remove obstacles found within the approach to Runway 15.

On March 25, 2021, the Senior Director of Planning and Development approved a task order with Hanson Professional Services, Inc. (Hanson) through their 2020 On-Call Contract for the design and bidding process for Runway 15 Obstruction Removal at the Indianapolis Metropolitan Airport. On November 19, 2021, the IAA staff received four (4) bids. The bids exceeded the approved budget for this project; therefore, Hanson recommended the IAA reject the bids. On December 23, 2021, the Executive Director approved the IAA staff's recommendation to reject the bids and authorized the Public Re-Bidding process for the project.

Due to this time-sensitive project, the IAA staff requests the IAA Board of Directors authorize the IAA Executive Director to execute and award the construction contract to the lowest responsive and responsible bidder.

Budget

Construction is estimated between \$250,000.00 and \$500,000.00. The range is established per Federal Acquisition Regulation Subpart 36.2.

This project will be 100% Airport cash funded.

This project is being undertaken to increase the margin of safety for the approach to Runway 15 at Indianapolis Metropolitan Airport. As a result of the critical nature of the repairs, this project is exempt under the Authority's hurdle rate policy and has not been subjected to an internal rate of return calculation.

Schedule

Contract award is anticipated in February 2022, and substantial completion is expected to occur in March 2022.

Supplier Diversity Participation

Supplier Diversity established the following participation goals:
20% cumulative participation comprised of MBE, WBE, and/or VBE.

Recommendation

The IAA Staff recommends the IAA Board consider authorizing the Executive Director to execute and award construction contract to the lowest responsive and responsible bidder for Runway 15 Obstruction Removal at Indianapolis Metropolitan Airport.