



**IAA Board of Directors Meeting Agenda
October 21, 2022
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 (Hybrid) Meeting of September 16, 2022.**
- III. **Ordinances, Resolutions, and Public Hearings**
 - a) **Introduction of General Ordinance No. 04-2022**, concerning Indianapolis Airport Authority’s 2023 Rates and Charges Ordinance, as more particularly described in **Board Memo BP2022-10-01**.
 - b) **Consider for approval and adoption of Resolution No. 06-2022**, dedicating revenues collected from Passenger Facility Charges and Customer Facility Charges to pay debt service for the Authority’s outstanding revenue bonds for the period 2023 through 2027, as more particularly described in **Board Memo BP2022-10-02**.
- IV. **Board Reports**
 - a) Board President’s Report
- V. **Official Actions**
 - a) Consider, for approval, the individual items on the **IAA General Agenda dated October 21, 2022**.
- VI. **Staff Reports**
 - a) **Executive Director’s Report (Submitted in writing)**
 - i. J.D. Power’s 2022 Award – IND Best Airport
 - ii. Pacers Courtside Club Restaurant Grand Opening
 - iii. IAA 2022 Diversity Outreach Event
 - iv. IAA Wellness Fair
 - v. IAA Hispanic Heritage Celebration
- VII. **Other Reports and Updates**
 - a) **Board Communications: *Next Meeting: Friday, November 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 September 16, 2022, in the Airport's Board Conference Room at Indianapolis International Airport. A roll call attendance was taken. Board Members attended in person or via Zoom.

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

Barbara Glass, President (attending virtually)
Steve Dillinger, Vice President (chairing the meeting)
Mamon Powers, Secretary
Kurt Schleiter, Member (not attending)
Jeffrey Gaither, Member (not attending)
Matthew Whetstone, Member
Toby McClamroch, Member
Kathy Davis, Member
Ryan Goodwin, Member
Brett Voorhies, Member
Tamika Catchings, Member (attending virtually)
Brian Tuohy, I.A.A. Board Counsel

Board Members not able to attend: Jeffrey Gaither, Kurt Schleiter

I.A.A. Executive Staff attending:

Mario Rodriguez, Executive Director
Keith Berlen, Sr. Director of Operations and Public Safety
Eric Anderson, Director of Properties
Lisa Bierman, Sr. Executive Assistant and Board Affairs Liaison
Maria Wiley, Sr. Director of Audit, Compliance & Procurement
Rachel Stevens, Sr. Director of Human Resources
Holli Harrington, Director of Supplier Diversity and Diversity Officer
Jonathan Weinzapfel, General Counsel
Robert Thomson, Sr. Director of Finance
Jarod Klaas, Sr. Director of Planning and Development
Bill Stinson, Sr. Director of Public Affairs

APPROVAL OF MINUTES

Vice President Dillinger asked for a motion for approval. A motion for approval was made by Mr. McClamroch and seconded by Ms. Davis. There being no discussion, Vice President Dillinger asked Lisa Bierman, Sr. Executive Assistant, to take a roll call vote, and with all members stating "Aye," the Meeting Minutes of the IAA Board Meeting on August 19, 2022 were unanimously approved.

ORDINANCES, RESOLUTIONS, AND PUBLIC HEARING

Vice President Dillinger called upon Robert Thomson, Sr. Director of Finance, to present for Public Hearing and approval, **General Ordinance No. 03-2022**, a supplement to the IAA's Master Bond Ordinance (05-2014), concerning the Authority's issuance of one or more series of additional revenue bonds designated "Indianapolis Airport Authority Revenue Bonds," as more particularly described in **BP2022-09-01**. Vice President Dillinger then opened the Public Hearing. There being no public comments, Vice President Dillinger closed the Public Hearing and asked for a motion for approval for **BP2022-09-01**. A motion for approval was made by Mr. Voorhies and seconded by Ms. Davis. There being no discussion, Vice President Dillinger asked Ms. Bierman to take a roll call vote, and with all members stating "Aye," **BP2022-09-01** was unanimously approved.

Vice President Dillinger then called upon Eric Anderson, Director of Properties, to present for approval, **BP2022-09-02**, consisting of two items: (1) A Real Estate Sale Agreement with Cardinal XLIII, LLC (requiring a Public Hearing); and (2) a Real Estate Option Agreement with Cardinal XLIII, LLC. Mr. Anderson described the nature of the sale of approximately 99 acres of land located in the eastern section of Metropolitan Airport off Hague Road, as well as the option to purchase additional parcels. Vice President Dillinger expressed support for the sale and introduced Scott Fadness, Mayor of Fishers, who made comments in support of the deal and credited the good working relationship between the Authority and the Town of Fishers. Mayor Fadness introduced Marissa Andretti of Andretti Racing, who thanked all involved and expressed excitement about the venture. Vice President Dillinger then opened the Public Hearing. One question was submitted via the Q & A function of Zoom, which was read aloud and answered, and there being no other comments, after brief discussion by the Board, Vice President Dillinger closed the Public Hearing. He then called upon Mr. Anderson to present **BP2022-09-02**, Item (1), for approval. Vice President Dillinger asked for a motion for approval, which was made by Mr. Whetstone and seconded by Mr. Goodwin. There being no further discussion, Vice President Dillinger asked Ms. Bierman to take a roll call vote, and with all members stating "Aye," **BP2022-09-02**, Item (1), was unanimously approved. He then called upon Mr. Anderson to present **BP2022-09-02**, Item (2), for approval. Vice President Dillinger asked for a motion for approval, which was made by Mr. Goodwin and seconded by Ms. Davis. There being no further discussion, Vice President Dillinger asked Ms. Bierman to take a roll call vote, and with all members stating "Aye," **BP2022-09-02**, Item (2), was unanimously approved.

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED September 16, 2022: Vice President Dillinger described each item listed on the General Agenda.

Vice President Dillinger called upon Rachel Stevens, Human Resources Director, to present **BP2022-09-03** for consideration and approval of an award of contract for Medical Third Party Administrative and Pharmacy Benefit Management Services to employees of the Indianapolis International Airport to Anthem Blue Cross and Blue Shield as previously discussed and

approved by the Human Resources Committee. Ms. Stevens explained that the request is for delegated authority to Executive Director Mario Rodriguez to sign the agreement when it is completed. Vice President Dillinger ask for a motion for approval for [BP2022-09-03](#). A motion for approval was made by Mr. Voorhies and seconded by Mr. Powers. With there being no further discussion, Vice President Dillinger asked Ms. Bierman to take a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2022-09-03](#).

Vice President Dillinger called upon Keith Berlen, Sr. Director of Operations & Public Safety, to present [BP2022-09-04](#) for consideration and approval of a one (1) year option renewal with Camacho Equipment & Janitorial Supply, Inc. from October 1, 2022, through October 1, 2023, with a cost of \$974,323.32. Vice President Dillinger asked for a motion for approval for [BP2022-09-04](#). A motion for approval was made by Mr. McClamroch and seconded by Mr. Goodwin. After brief discussion, Vice President Dillinger asked Ms. Bierman to take a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2022-09-04](#).

Vice President Dillinger called upon Mr. Berlen to present [BP2022-09-05](#) for consideration and approval of the purchase of a 100' Aerial Ladder Fire Truck from MacQueen Emergency Group, representing Pierce Manufacturing, in the amount of \$1,770,800.00. Vice President Dillinger asked for a motion for approval for [BP2022-09-05](#). A motion for approval was made by Ms. Davis and seconded by Mr. McClamroch. After brief discussion, Vice President Dillinger asked Ms. Bierman to take a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2022-09-05](#).

Vice President Dillinger called upon Jarod Klaas, Sr. Director of Planning and Development, to present for approval [BP2022-09-06](#), a professional services contract with Burns & McDonnell Engineering Company, Inc. for Terminal and Concourse HVAC System Upgrade at Indianapolis International Airport in an amount not-to-exceed \$522,691.00 (fees and expenses). Supplier diversity participation is MBE 38.83% (CMID) and WBE 0.48% (ReproGraphix). Vice President Dillinger asked for a motion for approval for [BP2022-09-06](#). A motion for approval was made by Mr. McClamroch and seconded by Ms. Davis. There being no discussion, Vice President Dillinger asked Ms. Bierman to take a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2022-09-06](#).

Vice President Dillinger called upon Mr. Klaas to present for approval [BP2022-09-07](#), a professional services contract with CTL Engineering, Inc. for the Parking Garage Expansion project at the Indianapolis International Airport in an amount not-to-exceed \$1,894,257.60 (fees and expenses). Supplier diversity participation is MBE 72% (CTL Engineering, Inc.), WBE 10.22% (Advanced Engineering Consultants and Resolution Group), and VBE 4.99% (Eagle Ridge). Vice President Dillinger asked for a motion for approval for [BP2022-09-07](#). A motion for approval was made by Mr. Goodwin and seconded by Mr. Voorhies. There being no discussion, Vice President Dillinger asked Ms. Bierman to take a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2022-09-07](#).

Vice President Dillinger called upon Mr. Klaas to present for approval **BP2022-09-08**, an award of contract for Allegiant Ticket Counter Move – Delta Curbside Enclosure at Indianapolis International Airport to Dallman Contractors, LLC in an amount not-to-exceed \$359,346.00, plus a 10% construction reserve of \$35,935.00 for a total of \$395,281.00. Dallman Contractors, LLC was the lowest responsive and responsible bidder. Supplier diversity participation is WBE 0.42% (Greene’s Roll Off) and VBE 26.41% (Dallman Contractors, LLC). Vice President Dillinger asked for a motion for approval for **BP2022-09-08**. A motion for approval was made by Ms. Davis and seconded by Mr. Powers. There being no discussion, Vice President Dillinger asked Ms. Bierman to take a roll call vote, and with all members stating, "Aye," unanimous approval was given to **BP2022-09-08**.

BOARD REPORTS

- I. Board President's Report – No Report

STAFF REPORTS

Executive Director's Report – Mario Rodriguez, E.D, announced that he had submitted a written report regarding the following items and gave a brief summary of each.

- i. Part 139 FAA Inspection – Zero discrepancies 22 out of 23 years - Keith Berlen
- ii. Patriots Day Celebration
- iii. Core Value Award Winners
- iv. Introduction of Ted Fields, IUPUI Peterson Fellow
- v. IAA 2022 Promise Garden Sponsor for the Indiana Alzheimer’s Walk to End Alzheimer’s

Other Reports/Updates

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

ADJOURNMENT

Meeting adjourned at 8:44 am.

The September 16, 2022, Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:

<https://zoom.us/rec/share/uWCo2W2EyUAuff7h4YBs4HGqTu6OSAyCqZvuGSYEq3Z71fMY3MFy9-tkt1Fpeyv.N LYjYINPV0ytEs1>

Access Passcode: #0*L^giG

INDIANAPOLIS AIRPORT AUTHORITY *

By: _____

Barbara Glass, President

DATED: October 21, 2022

By: _____

Mamon Powers III, Secretary

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

DRAFT



Board Memo – 2023 Rates & Charges Ordinance

To: IAA Board of Directors

From: Jonathan Weinzapfel, General Counsel

Date: October 14, 2022

Board Date: October 21, 2022

Subject: 2023 Rates & Charges Ordinance

Scope

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

This proposed Ordinance sets forth rates that, if approved, will go into effect at the beginning of next year (January 1, 2023). The following represents a summary of changes from the prior year’s ordinance (shown on the attached copy of the proposed Ordinance)

1. Consistent with the terms of the AUA, the following changes were made to reflect the 2023 rates for airlines:
 - In Section III(B)(2)(a), landing fees for Signatory Airlines increased from \$2.23 to \$2.54 per 1000 pounds of landing weight, and for Non-Signatory Airlines, the rate increased from \$3.35 to \$3.81.
 - In Section III(B)(3)(b), annual terminal space rental rates per square foot of area increased from \$105.50 to \$108.09 for Signatory Airlines, and from \$158.25 to \$162.14 for Non-Signatory Airlines. Rental rate for aircraft apron increased from \$0.67 to \$1.19 for Signatory Airlines and from \$1.01 to \$1.79 for Non-Signatory Airlines.
 - In Section III(B)(4), the Joint Use Space Fee per enplaned passenger decreased from 8.72 to \$8.38.
 - In Section III(B)(9)(a) the Common Use Gate Fees (per flight) were increased as follows:

For Signatory Airlines:

Up to 3 hours -- increased from \$160.50 to \$177.60.
More than 3 hours, less than 9 hours -- increased from \$240.75 to \$266.40.
9 or more hours, less than 18 hours -- increased from \$481.50 to \$532.80.
18-24 hours -- increased from \$963.00 to \$1,065.60.

For Non-Signatory Airlines:

Up to 3 hours -- increased from \$241.00 to \$267.00.
More than 3 hours, less than 9 hours -- increased from \$362.00 to \$400.00.
9 or more hours, less than 18 hours -- increased from \$723.00 to \$800.00.
18-24 hours -- increased from \$1,445.00 to \$1,599.00.

2. In Section IV(A)(3), the minimum taxi fare for trips originating at the Airport is increased from \$15.00 to \$20.00.

Schedule

October 21, 2022	General Ordinance No. 4-2022 will be introduced at the IAA Board Meeting.
November 18, 2022	Public Hearing/Consideration for Adoption of said Ordinance

Revenue and/or Operating Cost Implications

The annual Rates & Charges Ordinance is the principal document to impose fees and charges for the use of the Airport's facilities and services in support of the 2023 approved Operating and Capital Budgets of the IAA.

Recommendation

IAA Staff recommends approval and adoption of the attached General Ordinance No. 4-2022.



Board Memo – PFC & CFC Dedication

To: IAA Board of Directors

From: Robert Thomson, Sr. Director of Finance

Date: October 4, 2022

Board Date: October 21, 2022

Subject: Adoption of Resolution No. 06-2022

Background

The Authority staff is asking the Board to adopt **Resolution No. 06-2022** (the “Resolution”), dedicating revenues collected from Passenger Facility Charges (“PFC”) and Customer Facility Charges (“CFC”) to pay debt service for the Authority’s outstanding revenue bonds for the period 2023 through 2027. By dedicating the PFC and CFC revenues, the Authority is able to count these revenues as part of its debt service calculations. The Authority has forecasted the use of these dedicated revenues as part of its financial forecast in the bond offering Official Statement.

Recommendation

Consider for approval adoption of **Resolution No. 06-2022** dedicating revenues collected from Passenger Facility Charges and Customer Facility Charges to pay debt service for the Authority’s outstanding revenue bonds for the period 2023 through 2027.

**IAA Board Meeting
General Agenda
October 21, 2022**

General:

- BP2022-10-03** **Consider for approval** an engagement with FORVIS LLP for the audit of the Indianapolis Airport Authority's financial statements for the year ended December 31, 2022, in an amount not to exceed \$127,500. Supplier diversity participation on this contract is MBE 13% (Thomas & Reed LLC) and WBE 8% (Moore Accounting, LLC).
- BP2022-10-04** **Consider for approval** the Amendment to the Quantity Purchase Contract for Deicing/Anti-icing Chemicals for Runways and Taxiways with Nachurs Alpine Solutions Industrial at the rate of \$5.54 per gallon.

Capital:

- BP2022-10-05** **Consider for approval** the purchase of one (1) new hydro blasting truck for rubber/paint removal, from NLB Corp., under Project I-22-087-3339, (2022) Rubber/Paint Removal Truck, in an amount not-to-exceed \$794,000.00.
- BP2022-10-06** **Consider for approval** an award of contract for Cargo Building Expansion (Bldg. 622) at Indianapolis International Airport to R.L. Turner Corporation in an amount not-to-exceed \$10,409,000.00 plus a 10% construction reserve of \$1,040,900.00 for a total of \$11,449,900.00. R.L. Turner Corporation was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 1.13% (Chisholm Lumber & Supply Co., Paul I. Cripe dba Cripe, and Robert Haines Co.), WBE 0.53% (Indiana Sign & Barricade, Inc. and Earth Images, Inc.), and VBE 11.22% (Air Distribution Systems, Inc., and Fox Contractors Corp.).
- BP2022-10-07** **Consider for approval** an award of contract for IMC - Hangar Door Rehabilitation – Phase II at Indianapolis International Airport to Custom Mechanical Systems Corp. in an amount not-to-exceed \$1,037,096.00 plus a 10% construction reserve of \$103,709.60 for a total of \$1,140,805.60. CMS Corporation was the responsive and responsible bidder. Supplier diversity participation is MBE 31.00% (Custom Mechanical Systems Corporation).

- BP2022-10-08** **Consider for approval** Change Order No. 4 (Final & Balancing) with Dallman Contractors, LLC for Bldg. 15 – Customs Border Patrol (CBP) Occupancy Refurbishment at Indianapolis International Airport in an amount not-to-exceed \$68,941.29. Supplier diversity participation is WBE .70% (Door Service of Indiana) and VBE 10.09% (Dallman Contractors, LLC).
- BP2022-10-09** **Consider for approval** Change Order No. 3 with Rieth-Riley Construction, Co. Inc. for Rehabilitate Airport Roads and Lots – 2021 at the Indianapolis International Airport in an amount not-to-exceed \$678,411.35. Supplier diversity participation is MBE 19.33% (Bibbs Hauling), and WBE 4.73% (DWD Company).
- BP2022-10-10** **Consider for approval** Change Order No. 1 with Cornerstone Construction Group, LLC for IMC-Courtyard Concrete Paving Repairs and other repairs on the campus of the Indianapolis International Airport in an amount not-to-exceed \$174,959.70. Supplier diversity participation is MBE 58.85% (Cornerstone Construction Group, LLC) and VBE 41.16% (All Star Paving).
- BP2022-10-11** **Consider for approval** a professional services contract with CHA Consulting, Inc. for International Arrivals Building (Bldg. 3) Apron Pavement Rehabilitation at Indianapolis International Airport in an amount not-to-exceed \$196,182.25. Supplier diversity participation is MBE 20.13% (JQOL, Inc. and CTL Engineering) and WBE 3.04% (Protection Plus and ReproGraphix).
- BP2022-10-12** **Consider for approval** Amendment No. 1 to Hanson Professional Services, Inc. for Apron Taxilane Reconstruction at Indianapolis Regional Airport in an amount not-to-exceed \$68,848.00. Supplier diversity participation is MBE 14.23% (Shrewsberry & Associates, LLC).
- BP2022-10-13** **Consider for approval** a professional services contract with Kimley-Horn & Associates, Inc. for Staff Augmentation Services – Airport Planning Support in an amount not-to-exceed \$320,000.00 (fees and expenses).



Board Memo - Contract 2022 External Audit

To: IAA Board of Directors

From: Toby McClamroch, Chair, Finance and Audit Committee

Date: October 5, 2022

Board Date: October 21, 2022

Subject: Contract with FORVIS LLP (formerly BKD LLP) for the audit of the Indianapolis Airport Authority’s financial statements for the year ended December 31, 2022

Background

In 2021 FORVIS LLP (“FORVIS”) provided audit services fee commitments for the 2021-2023 audit years:

2021	\$127,500	with 18% XBE participation
2022	\$127,500	with 21% XBE participation
2023	\$127,500	with 25% XBE participation

The Finance and Audit Committee reviewed and discussed the three-year proposal before recommending FORVIS LLP be engaged to perform the 2021 audit.

Due to rescheduling the September Finance and Audit Committee meeting, concurrence was obtained from each Committee member to recommend the Board engage FORIVS LLP to perform the 2022 audit.

Scope

Approve a not-to-exceed contract for financial auditing services of the Indianapolis Airport Authority’s 2022 financial statements and associated internal control and compliance reports as required under the U.S. Office of Management and Budget (OMB) Compliance Supplement applicable to each of IAA’s major federal award programs.

Schedule

Interim work for the 2022 audit will begin in November 2022, while final fieldwork for the audit is expected to begin early February 2023 and continue through March 2023.

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

Supplier Diversity Participation

The Diversity of Supplier Director has approved the following:

FIRM	AMOUNT				%			
	DBE	MBE	WBE	VBE	DBE	MBE	WBE	VBE
Thomas & Reed LLC	\$ -	\$16,575.00	\$ -	\$ -	0.00%	13.00%	0.00%	0.00%
Moore Accounting, LLC	\$ -	\$ -	\$ 10,200.00	\$ -	0.00%	0.00%	8.00%	0.00%
Totals	\$ -	\$16,575.00	\$ 10,200.00	\$ -	0.00%	13.00%	8.00%	0.00%

Recommendation

Consider for approval an engagement with FORVIS LLP for the audit of the Indianapolis Airport Authority's financial statements for the year ended December 31, 2022, in an amount not to exceed \$127,500. Supplier diversity participation on this contract is MBE 13% (Thomas & Reed LLC) and WBE 8% (Moore Accounting, LLC).



BOARD MEMO – CONTRACT AMENDMENT

To: IAA Board of Directors

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

Date: October 7, 2022

Board Date: October 21, 2022

Subject: Amendment to Quantity Purchase Contract for Deicing/Anti-icing Chemicals for Runways and Taxiways

Background

On November 20, 2020, the Indianapolis Airport Authority (IAA) entered into a Quantity Purchase Contract for Deicing/Anti-icing chemicals for Runways and Taxiways with Nachurs Alpine Solutions Industrial ("Contractor") for a three-year term. The contract provided the purchase of Fluid Acetate for \$3.79 per gallon.

Contractor notified the IAA on July 19, 2022, that due to historically high raw material cost increases they needed to increase the price to \$5.54 per gallon through the contract's expiration date of August 21, 2023.

The IAA Procurement Department reviewed the market for commodities and confirmed the cost increase. Procurement contacted other liquid chemical manufacturers for chemical costs to further gauge the price increase and found a range from \$7 to \$9 per gallon.

Recommendation

The IAA staff recommends that the IAA Board consider for approval the Amendment to the Quantity Purchase Contract for Deicing/Anti-icing Chemicals for Runways and Taxiways with Nachurs Alpine Solutions Industrial at the rate of \$5.54 per gallon.



BOARD MEMO – BID AWARD

To: IAA Board of Directors

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

Date: October 3, 2022

Board Date: October 21, 2022

Subject: Award of Purchase to NLB Corp. for One (1) New Hydro blasting Truck, (2022) Rubber/Paint Removal Truck, Project I-22-087-3339.

Background

Multiple studies at least since 1984 by government and private research facilities have determined that rubber deposits on a runway adversely affects the friction needed for safe aircraft landings and departures. Each time planes land on an airfield, the wheels leave rubber and skid on the runway surface. To a lesser degree the same is true when an aircraft takes off. This causes a loss of grip that compromises the safety of aircraft movements in take-off and landing operations. Over time, the rubber creates a buildup, eventually filling grooves that drain water from a runway, which causes additional safety problems if not removed. According to research by government entities including NASA, the Federal Aviation Administration (FAA), and the United States Air Force, not removing rubber from runway surfaces will lead to friction being lessened and may lead to hydroplaning and poor braking performance from aircraft. While other research has indeed proven that rubber deposits on runways have contributed to incursion factors. In the FAA Advisory Circular (AC) 150/5320-12C Friction Survey Frequency table testing ranges from once a year for runways with less than 15 daily landings to once a week for those with more than 210 daily landings.

The importance of friction and the adverse effects rubber deposits have on friction cannot be denied. There are several different ways to remove undesirable rubber deposits on runways including chemical methods, mechanical methods like brooms and sweepers, or more commonly a combination of both chemical and mechanical, and hydro or water blasting. Water blasting is considered to be the best of all the methods. When done right water blasting does not affect the environment like using chemicals can. The wearing down of the runway surface is minimal as compared to using mechanical means when water blasting is done correctly. Hydro blasting is cheaper when considering time spent in manpower, wear and tear on the equipment, and consumables like the chemicals and broom or sweeper bristles. The Indianapolis Airport Authority (IAA) does not currently have a water blasting truck. For the seven years from 2016 – 2022 the IAA has contracted out the rubber removal operations at a cost of over \$725,000.00.

(2022) Rubber/Paint Removal Truck was part of the approved 2022 Capital Improvement Fund Budget.

The Request for Quotes (RFQ) for the (2022) Rubber/Paint Removal Truck was issued June 29, 2022, with a bid submission deadline of July 29, 2022. IAA received two (2) bid submittals from a pool of 345 vendors notified and 10 potential bidders. The IAA's evaluation team reviewed the submittals and both bids had exceptions to the specifications. The NLB Corp., had the lowest bid, \$224,225.33 lower than \$1,018,225.33 of the other bid. It has been determined that the lowest responsive and responsible bidder is NLB Corp. with a bid of \$794,000.00 for one (1) hydro blasting truck for rubber/paint removal.

Scope

This purchase, Project I-22-087-3339, is for one (1) new hydro blasting truck for rubber/paint removal. Airport Operations will oversee the completion of the project through its duration.

Budget

The project is below the budgeted amount of \$952,000.00 total and is for the purchase of one (1) new hydro blasting truck for rubber/paint removal. The purchase is being 100% airport cash funded.

Schedule

The hydro blasting truck is expected within 210 days of NLB Corp. receiving a written notice-to-proceed (NTP) with a purchase order.

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 of Directors consider for approval the purchase of one (1) new hydro blasting truck for rubber/paint removal, from NLB Corp., under Project I-22-087-3339, (2022) Rubber/Paint Removal Truck, in an amount not-to-exceed \$794,000.00.



Indianapolis Airport Authority

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: October 11, 2022

Board Date: October 21, 2022

Subject: Award Construction Contract to R.L. Turner Corporation for Cargo Building Expansion (Bldg. 622) at Indianapolis International Airport (Project No. I-18-028)

Background

The Cargo Building (Building 622) located at Indianapolis International Airport (IND) serves as the receiving and distribution center for cargo commonly shipped in the holds of passenger aircraft. The volume of cargo processed through the building has increased steadily since Building 622 was constructed in 2009 and has exceeded the capacity of the existing 40,000 square-foot building. The Indianapolis Airport Authority’s (IAA’s) Properties Department has determined a 50% increase in building space is required to meet current and near-term cargo volumes.

On December 14, 2018, the IAA Board of Directors approved and executed a Professional Service Contract with Ghafari Associates, LLC to provide design services for the expansion of Building 622.

Bid documents were completed in March 2020; however, the project was put on hold at the beginning of the COVID-19 pandemic.

On August 18, 2022, the IAA Executive Director approved plans and specifications prepared by Ghafari Associates, LLC and authorized the public bidding process for the expansion of Building 622 at IND.

On September 21, 2022, the IAA staff received three bids. The project contained a base bid only. The bids for base bid ranged from \$10,409,000.00 to \$12,245,000.00. R.L. Turner Corporation was the lowest responsive and responsible bidder in the amount of \$10,409,000.00 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 been previously approved by the IAA Board of Directors on other projects and successfully implemented to ensure timely

approval of minor changes necessary due to unforeseen conditions and circumstances. There are sufficient dollars within this project’s budget to accommodate the funding of a construction reserve. Change orders exceeding the construction reserve will be submitted to the IAA Board of Directors for approval.

Scope

20,000 square-foot expansion of Building 622, including associated sitework and utility services.

Budget

The R.L. Turner Corporation contract is \$10,409,000.00, which exceeds the approved 2023 Capital Budget for the expansion of Building 622 at IND. Funding for this project will be accommodated through savings in other approved projects included in the 2023 Capital Budget.

Expansion of Bldg. 622

Contract Amount (including 10% reserve)	\$	11,449,900.00
Design (including survey and geotechnical)		555,276.71
Advertisements for Bid		312.68
Other Professional Services		11,968.84
Total Anticipated Project Cost	\$	12,017,458.23

This project will be 100% Airport cash funded.

This project exceeds the 12% Internal Rate of Return (IRR). This project will expand Building 622 to meet airline demand and will generate additional revenue for the IAA.

Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Chisholm Lumber	\$ 20,000.00	\$ -	\$ -	0.19%	0.00%	0.00%
Paul I. Cripe dba Cripe	26,900.00	-	-	0.26%	0.00%	0.00%
Indiana Sign & Barricade	-	8,900.00	-	0.00%	0.09%	0.00%
Earth Images, Inc.		45,978.00	-	0.00%	0.44%	0.00%
Robert Haines Co.	70,550.00	-	-	0.68%	0.00%	0.00%
Air Distribution Systems, Inc.	-	-	14,510.00	0.00%	0.00%	0.14%
Fox Contractors Corp	-	-	1,153,600.00	0.00%	0.00%	11.08%
Totals	\$ 117,450.00	\$ 54,878.00	\$ 1,168,110.00	1.13%	0.53%	11.22%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for Cargo Building Expansion (Bldg. 622) at Indianapolis International Airport to R.L. Turner Corporation in an amount not-to-exceed \$10,409,000.00 plus a 10% construction reserve of \$1,040,900.00 for a total of \$11,449,900.00. R.L. Turner Corporation was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 1.13% (Chisholm Lumber & Supply

Co., Paul I. Cripe dba Cripe, and Robert Haines Co.), WBE 0.53% (Indiana Sign & Barricade, Inc. and Earth Images, Inc.), and VBE 11.22% (Air Distribution Systems, Inc., and Fox Contractors Corp.).



Indianapolis Airport Authority

BOARD MEMO - CONTRACT AWARD

To: IAA Board of Directors

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

Date: October 11, 2022

Board Date: October 21, 2022

Subject: Award Construction Contract to Custom Mechanical Systems Corporation for IMC - Hangar Door Rehabilitation - Phase II at Indianapolis International Airport (Project No. I-19-042)

Background

The Indianapolis Maintenance Center (IMC) Hangar doors have been in service for over twenty years and are in need of rehabilitation. The Indianapolis Airport Authority (IAA) is responsible for the operational reliability and general condition of the IMC hangar doors. Failure of the hangar doors could cause an interruption of business operations for IAA tenants.

Phase I of this project covered certain exterior components of the hangar doors 3, 5, 6 and 7. Under high winds, foreign object debris (FOD) began to break loose landing on the apron below. On July 6, 2021, the IAA Executive Director awarded a contract with Dallman Contractors to apply metal cover plates to the joints of the existing exterior hangar door structures to prevent further delamination. This phase of the project was completed on December 6, 2021.

On August 12, 2022, the IAA Executive Director approved plans and specifications prepared by Hanson Professional Services and authorized the public bidding process for IMC - Hangar Door Rehabilitation-Phase II at the Indianapolis International Airport.

On September 15, 2022, IAA staff received two bids. The project contained a base bid and one alternate bid. This contract consists of the base bid and the alternate bid. The bids for base bid and alternate bid ranged from \$891,206.00 to \$1,037,096.00. The lowest bidder was found to be non-responsive and their Good Faith Effort (GFE) was rejected; therefore, Custom Mechanical Systems Corporation (CMS) was deemed the responsive and responsible bidder in the amount of \$863,383.00 for the base bid and \$173,713.00 for the alternate.

In addition to the contract amount, IAA staff is requesting a construction reserve of 10% of the total contract amount for this project. A construction reserve has been previously approved by the IAA Board of Directors on other projects and successfully implemented to ensure timely approval of minor changes necessary due to unforeseen conditions and circumstances. There

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

Scope

Rehabilitate electrical, mechanical, and safety components of IMC hangar doors 3, 5, 6, and 7.

Budget

The CMS contract is \$ 1,037,096.00, which is within the approved 2023 Capital Budget for IMC - Hangar Door Rehabilitation - Phase II.

IMC - Hangar Door Rehabilitation - Phase I (Completed)

Contract Amount (including 7% reserve)	\$	180,625.10
Design (including survey and geotechnical)		77,434.56
Construction Management		38,042.00
Advertisements for Bid		304.00
Total Project Cost Phase I	\$	296,405.66

IMC - Hangar Door Rehabilitation - Phase II

Contract Amount (including 10% reserve)	\$	1,140,805.60
Design (Including Study)		70,460.90
Advertisements for Bid		284.40
Total Anticipated Project Cost	\$	1,507,956.56

This project will be 100% Airport cash funded.

This project is being undertaken to repair an asset currently leased to third-party tenants. Without these improvements, the facility will be unsuitable for its current use. 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.

Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
CMS Corporation	\$ 321,500.00	\$ -	\$ -	31.00%	0.00%	0.00%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for IMC - Hangar Door Rehabilitation – Phase II at Indianapolis International Airport to Custom Mechanical Systems Corp. in an amount not-to-exceed \$1,037,096.00 plus a 10% construction reserve of \$103,709.60 for a total of \$1,140,805.60. CMS Corporation was the responsive and responsible bidder. Supplier diversity participation is MBE 31.00% (Custom Mechanical Systems Corporation).



BOARD MEMO – CHANGE ORDER

To: IAA Board of Directors

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

Date: October 11, 2022

Board Date: October 21, 2022

Subject: Approve the Change Order No. 4 (Final & Balancing) with Dallman Contractors, LLC for Bldg. 15 – U.S. Customs and Border Protection (CBP) Occupancy Refurbishment at Indianapolis International Airport (Project No. I-19-037)

Background

The Indianapolis Airport Authority team has been collaborating and planning with U.S. Customs and Border Protection (CBP) and the General Services Administration (GSA) since 2019 to develop a larger lease space for CBP that is compliant with its security and operational requirements.

On August 20, 2021, the IAA Board of Directors awarded a contract to Dallman Contractor for the refurbishment of the shell and interior of Building 15, as well as improvements to the building site, in order to be compliant with current codes and CBP operational standards.

On October 11, 2021, the Senior Director of Planning and Development approved Change Order No. 1 with Dallman Contractors. Change Order No. 1 consisted of cost and schedule increases due to supply chain disruption, unforeseen circumstances, errors/omissions, and owner requests. This Change Order was within the 5% project reserve.

On April 22, 2022, the Deputy Senior Director of Planning and Development approved Change Order No. 2 with Dallman Contractors. This Change Order was within the 5% project reserve.

On May 20, 2022, the IAA Executive Director approved Change Order No. 3 with Dallman Contractors due to Tenant Changes, Errors/Omission changes, and Owner Requested changes.

This Change Order No. 4 (F&B) addresses twenty-one (21) items that include Owner changes, Tenant changes, and one Error/Omission change. All were addressed under Force Account.

Owner Request Scope Changes:

- **(Item CO4-#1) Replace Mechanical room door:** Replacement the one existing door with a new Oak Door 3070 Flush, stain to match

- **(Item CO4-#6) Watermain alternative locations work:** CEG requested alternative water connectivity locations. Multiple locations were explored before the final location was confirmed.
- **(Item CO4-#3) Asphalt Waterline digging/patching:** Asphalt patching due to CEG exploratory digging
- **(Item CO4-#7) Asphalt patching of deep cracks:** Provide and apply upgraded aggregate mastic crack filler to fill 1"+ cracks in parking lot.
- **(Item CO4-#8) Antenna for BMS:** Install owner provided antenna for BMS.
- **(Item CO4-#18) Painting:** Touch up paint after furniture install
- **(Item CO4-#19) Credit for no new concrete slab at rear door:** Credit for re-use of existing concrete at the rear door rather than providing a new slab
- **(Item CO4-#20) Employee entrance – replace existing hardware:** Remove and dispose of existing faulty panic. Furnish and install 1 Thus Jackson 1094 Rim Panic
- **(Item CO4-#14) Temporary door contacts:** Temporarily install 4 door contacts until permanent contacts arrive

Tenant Requested Scope Changes

- **(Item CO4-#4) Mag Locks:** Provide and install 3 PLS ML-1200 electromagnetic locks for electronic access integration in Telco and vault rooms
- **(Item CO4-#5) Clear Guard Rail 32F:** Provide and install 32 linear feet of clear guard rail impact resistant
- **(Item CO4-#9) Gate Core:** Provide and install 1 gate lock core
- **(Item CO4-#10) Copper for POTS lines:** Install underground cabling for AT&T (related to POTS lines)
- **(Item CO4-#11) Intercom at Door 117:** Provide and install 1 additional intercom system at Door 117
- **(Item CO4-#12) Camera Cabling Extension:** Extend 36 camera cables from patch panel rack to security rack switch.
- **(Item CO4-#13) Glass Security Window:** Provide and install two Cat6 data cables near security window.
- **(Item CO4-#15) Colored Pole Lights:** Provide and install one 3 colored light pole for security notifications (silent alarm for duress button).
- **(Item CO4-#16) Slider gate electronic gate hardware:** Provide and install (3) sliding gate locks and (1) maglock for exterior man gate
- **(Item CO4-#17) Monitor Station:** Move Monitor station to Port Director's Office
- **(Item CO4-#21) Additional power/circuits at Telecom room:** Additional power requirements for tenant systems.

AE Errors/Omissions

- **(Item CO4-#2) Restroom wall tile:** Demo existing wall base. Furnish and install porcelain wall tile on east west walls to match exiting wainscot

Budget

The Dallman Change Order No. 4 (F&B) is \$68,941.29, which is within the approved 2023 Capital Budget for Bldg. 15 – CBP Occupancy Refurbishment.

Revised Construction Amount	
Original Construction Contract Amount	2,765,268.00
Previous Change Orders (6.29% of Contract)	178,891.25
Current Change Order No. 4 (2.49% of Contract)	68,941.29
New Construction Contract Total	\$ 3,013,100.54
Project Costs	
Design (including Commissioning)	\$ 442,290.00
Advertisements for Bid/Pest Control/Signage	2,491.44
Project Management	259,877.00
Construction Contract Amount	2,765,268.00
Previous Change Orders (6.29% of Contract)	178,891.25
Current Change Order No. 4 (2.49% of Contract)	68,941.29
Revised Total Anticipated Project Cost	\$ 3,717,758.98

This project is 100% Airport cash funded.

Supplier Diversity Participation

The following is the supplier diversity participation for this Change Order No. 4.

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Dallman Contractors	\$ -	\$ -	\$ 6,957.39	0.00%	0.00%	10.09%
Door Service of Indiana	-	481.00	-	0.00%	0.70%	0.00%
Totals	\$ -	\$ 481.00	\$ 6,957.39	0.00%	0.70%	10.09%

Contract Summary to Date

Contract/Amendment & Execution Date	Service & Term	Amount	%		
			MBE	WBE	VBE
Original Contract 8/20/2021	DOE - July 2022	\$ 2,765,268.00	16.77%	0.10%	17.25%
Change Order 1 10/11/21	No Change in term	\$ 94,333.00	12.62%	0.00%	6.78%
Change Order 2 4/20/22	Completion date extended to 7/11/2022 due to supply chain issues	\$ 35,488.40	4.03%	6.19%	18.15%
Change Order 3 5/20/22	No Change in term	\$ 49,069.85	0.00%	0.00%	10.05%
Change Order 4 10/21/22	No Change in term	\$ 68,941.29	0.00%	0.70%	10.09%
Revised Contract NTE		\$ 3,013,100.54	15.39%	0.09%	15.83%

Recommendation

Staff recommends the IAA Board consider for approval Change Order No. 4 (Final & Balancing) with Dallman Contractors, LLC for Bldg. 15 – U.S. Customs and Border Protection Occupancy Refurbishment at Indianapolis International Airport in an amount not-to-exceed \$68,941.29. Supplier diversity participation is WBE .70% (Door Service of Indiana) and VBE 10.09% (Dallman Contractors, LLC).



Indianapolis Airport Authority

BOARD MEMO – CHANGE ORDER

To: IAA Board of Directors

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

Date: October 11, 2022

Board Date: October 21, 2022

Subject: Approve the Change Order No. 3 with Rieth-Riley Construction Co., Inc. for Rehabilitate Airport Roads and Lots – 2021 at Indianapolis International Airport (Project No. I-21-061)

Background

The Indianapolis International Airport Employee Parking Lot was constructed approximately thirteen years ago. Since then, the Indianapolis Airport Authority (IAA) staff has performed pavement repairs and patching on an as-needed basis. Due to the severity and scale of the pavement deterioration, IAA staff recommended a general contractor perform the required repairs.

On October 15, 2021, the IAA Board of Directors awarded a contract to Rieth–Riley Construction Co., Inc. (Rieth-Riley) for Rehabilitate Airport Roads and Lots – 2021.

On June 1, 2022, the Senior Director of Planning and Development approved Change Order No. 1 with Rieth-Riley. Change Order No. 1 addressed significant pavement distress, excessive moisture in subbase and subgrade areas of the parking lot, all of which was considered unforeseen circumstances.

On September 21, 2022, the Senior Director of Planning and Development approved Change Order No. 2 with Rieth-Riley. Change Order No. 2 addressed pavement, subbase, and subgrade failure areas of the parking lot, all of which were considered unforeseen circumstances.

Change Order 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. Owner requested scope changes occur when, during construction, the Owner identifies, and directs the contractor to complete additional work which benefits the Owner. This change order addresses unforeseen circumstances; the project team identified that existing pavement sections were in worse conditions than previously anticipated.

The existing asphalt and associated subbase aggregate were highly variable, and typically thinner than anticipated throughout the parking lot. In addition, the subgrade was saturated in a multitude of areas. This caused issues with the proposed construction methods because the pavement was unable to support the construction traffic without failing or causing major distresses in the adjacent pavement sections. The modified construction method called for milling the entirety of the existing pavement, excavating the base and subgrade material, placing a modified subgrade treatment that allowed the use of millings as aggregate material, placing 5.5" of base course asphalt, and placing 1.5" of surface course asphalt.

The unforeseen pay items include the following:

- EWA-05 Asphalt Milling (\$47,790.00)
- EWA-06 Subgrade Treatment (\$371,942.52)
- EWA-07 asphalt for Parking Lot (\$258,678.83)

Budget

Change Order No. 3 is \$678,411.35, which is within the approved 2023 Capital Budget for Rehabilitate Airport Roads and Lots – 2021.

Revised Construction Amount

Original Construction Contract Amount		\$	4,330,110.00
Previous Change Orders	(9.77% of contract)		423,190.71
Current Change Order No. 3	(15.67% of contract)		678,411.35
New Construction Contract Total		\$	5,431,712.06

Project Costs

Design (including survey and geotechnical)		\$	162,593.00
Advertisements for Bid			332.46
Inspection			7,084.00
Construction Contract Amount			4,330,110.00
Previous Change Orders			423,190.71
Current Change Order No. 3	(15.67% of contract)		678,411.35
Revised Total Anticipated Project Cost		\$	5,601,721.52

This project will be 100% Airport cash funded.

Supplier Diversity Participation

The following is the supplier diversity participation.

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Bibbs Hauling	\$ 131,154.00	\$ -	\$ -	19.33%	0.00%	0.00%
DWD Company	-	32,111.00	-	0.00%	4.73%	0.00%
Totals	\$ 131,154.00	\$ 32,111.00	\$ -	19.33%	4.73%	0.00%

Contract Summary to Date

Contract/Change Order Date	Execution/Approved	Amount	Diversity Participation %		
			MBE	WBE	VBE
Rieth-Riley Construction, Inc.	10/15/2021	\$ 4,330,110.00	13.21%	8.44%	0.38%
Rieth-Riley Construction, Inc. - Change Order No. 1	6/1/2022	\$ 355,831.05	20.78%	9.63%	0.00%
Rieth-Riley Construction, Inc. - Change Order No. 2	9/21/2022	\$ 67,359.66	12.10%	6.83%	0.00%
Rieth-Riley Construction, Inc. - Change Order No. 3	10/21/2022	678,411.35	19.33%	4.73%	0.00%
Revised Contract NTE		\$ 5,431,712.06	14.45%	8.03%	0.30%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval Change Order No. 3 with Rieth-Riley Construction, Co. Inc. for Rehabilitate Airport Roads and Lots – 2021 at the Indianapolis International Airport in an amount not-to-exceed \$678,411.35. Supplier diversity participation is MBE 19.33% (Bibbs Hauling), and WBE 4.73% (DWD Company).



BOARD MEMO – CHANGE ORDER

To: IAA Board of Directors

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

Date: October 11, 2022

Board Date: October 21, 2022

Subject: Approve the Change Order No. 1 with Cornerstone Construction Co., Inc. IMC-Courtyard Concrete Paving Repairs and other repairs on the campus of the Indianapolis International Airport (Project No. Q-21-032)

Background

The Indianapolis Airport Authority (IAA) has identified the need to rehabilitate limited pavement section surrounding the courtyard of the Indianapolis Maintenance Center (IMC) at Indianapolis International Airport in order to maintain pavement serviceability.

On March 21, 2022, the IAA Executive Director Awarded a contract to Cornerstone Construction Group, LLC for IMC-Courtyard Concrete Paving Repairs and other repairs on the campus of the Indianapolis International Airport.

The contractor started work in May 2022; however, upon inspection it was clear the extent of pavement distress and failure had substantially increased since the project was bid in January 2021. After reassessing the pavement failures over the entire facility it was determined the area requiring replacement had increased by over 300%. This was unforeseen but common for pavements nearing the end of their useful life.

Scope

This project includes pavement saw cutting and removal, milling, HMA patching (partial depth & full depth), application of tack coat, placement, and compaction of HMA base and surface coarse. Miscellaneous repairs including adjustment of castings and concrete patching will also be completed.

Budget

This project will be financed through the operating budget and has been approved by the budget holder.

Maintenance Building Pavement Rehabilitation

Original Contract Amount	\$	219,703.45
Current Chang Order No. 1 (79.63% of Contract)		174,959.70
Design		43,085.88
Material Testing (Estimate)		5,000.00
Advertisements for Bid		634.54
Total Anticipated Project Cost	\$	443,383.57

Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Cornerstone Construction Group, LLC	\$ 102,957.00	\$ -	\$ -	58.85%	0.00%	0.00%
All Star Paving	\$ -	\$ -	\$ 72,005.00	0.00%	0.00%	41.16%
Totals	\$ 102,957.00	\$ -	\$ 72,005.00	58.85%	0.00%	41.16%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval Change Order No. 1 with Cornerstone Construction Group, LLC for IMC-Courtyard Concrete Paving Repairs and other repairs on the campus of the Indianapolis International Airport in an amount not-to-exceed \$174,959.70. Supplier diversity participation is MBE 58.85% (Cornerstone Construction Group, LLC) and VBE 41.16% (All Star Paving).



Indianapolis Airport Authority

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: October 11, 2022

Board Date: October 21, 2022

Subject: Approve a Professional Services Contract with CHA Consulting, Inc. for International Arrivals Building (Bldg. 3) Apron Pavement Rehabilitation at the Indianapolis International Airport (Project No. I-22-090)

Background

The apron pavement adjacent to the International Arrivals Building (IAB) at the Indianapolis International Airport has reached the end of its useful life. This has been documented within the most recent Pavement Management Plan (PMP) conducted in 2020. In addition, Airport Maintenance has observed heaving of the pavement that necessitated an urgent repair; therefore, a construction project is needed to restore this asset’s life.

On June 10, 2022, the Indianapolis Airport Authority (IAA) issued a Request for Qualifications to select a designer for this project with responses due on June 30, 2022. Two Statements of Qualifications were received. A review committee made up of four IAA representatives reviewed and ranked the qualification, with CHA Consulting, Inc. being ranked by the committee as the best qualified to provide the professional services needed.

Scope

Design and construction administration services for pavement rehabilitation.

Budget

The CHA Consulting, Inc. contract is \$196,182.25, which is within the approved 2023 Capital Budget for International Arrivals Building (Bldg. 3) – Apron Pavement Rehabilitation at Indianapolis International Airport.

Schedule

Contract award anticipated October 21, 2022, with a contract expiration date of December 31, 2023, to allow for bidding assistance and construction administration.

Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
JQOL, Inc.	\$ 26,320.00	\$ -	\$ -	13.42%	0.00%	0.00%
CTL Engineering	13,169.25	-	-	6.71%	0.00%	0.00%
Protection Plus	-	960.00	-	0.00%	0.49%	0.00%
ReproGraphix	-	5,000.00	-	0.00%	2.55%	0.00%
Totals	\$ 39,489.25	\$ 5,960.00	\$ -	20.13%	3.04%	0.00%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval a professional services contract with CHA Consulting, Inc. for International Arrivals Building (Bldg. 3) Apron Pavement Rehabilitation at Indianapolis International Airport in an amount not-to-exceed \$196,182.25. Supplier diversity participation is MBE 20.13% (JQOL, Inc. and CTL Engineering) and WBE 3.04% (Protection Plus and ReproGraphix).



BOARD MEMO – AMENDMENT

To: IAA Board of Directors

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

Date: October 12, 2022

Board Date: October 21, 2022

Subject: Approve the Amendment No. 1 to Hanson Professional Services, Inc. for Apron Taxilane Reconstruction at Indianapolis Regional Airport (Project No. C-22-001)

Background

The east and west aprons at Indianapolis Regional Airport (MQJ), which were constructed in 1978 and 1981 respectively, have reached the end of their useful life. In order to continue providing access to the hangars located along the northern edge of the east and west aprons the Indianapolis Airport Authority (IAA) has opted to reconstruct the northern portion of the aprons as a taxilane.

On March 18, 2022, the IAA Board of Directors approved a Professional Services contract with Hanson Professional Services to provide design, engineering, and bidding services for the taxilane reconstruction; however, the IAA staff has determined the need to expand the scope of this project to include asphalt overlays for the remaining areas of the east and west aprons.

Scope

Provide additional design, engineering, and bidding services for asphalt overlays of the east and west aprons.

Budget

The Hanson Professional Services Amendment No. 1 is \$68,848.00, which is within the approved 2023 Capital Budget for Apron Taxilane Reconstruction at the Indianapolis Regional Airport.

Schedule

The contract term will be extended by Amendment No. 1 to August 31, 2024, to allow for construction completion, closeout, and the final warranty walk through.

Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Shrewsberry & Associates, LLC	\$ 9,800.00	\$ -	\$ -	14.23%	0.00%	0.00%
Totals	\$ 9,800.00	\$ -	\$ -	14.23%	0.00%	0.00%

Contract Summary to Date

Contract/Amendment & Execution Date	Service & Term	Amount	Diversity Participation %		
			MBE	WBE	VBE
Original Contract March 18, 2022	Professional Services Term: 3/18/22 to 6/30/23	\$ 364,957.00	19.98%	12.28%	3.00%
Amendment No. 1 October 21, 2022	Professional Services Term: 3/18/22 to 8/31/24	68,848.00	14.23%	0.00%	0.00%
Revised Contract NTE		\$ 433,805.00	19.07%	10.33%	2.52%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval Amendment No. 1 to Hanson Professional Services, Inc. for Apron Taxilane Reconstruction at Indianapolis Regional Airport in an amount not-to-exceed \$68,848.00. Supplier diversity participation is MBE 14.23% (Shrewsberry & Associates, LLC).



BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: October 11, 2022

Board Date: October 21, 2022

Subject: Approve a Professional Services Contract with Kimley-Horn & Associates, Inc. for Staff Augmentation Services – Airport Planning Support

Background

Due to an increase in the demand for airport planning, the Indianapolis Airport Authority (IAA) has solicited for consultants to act as staff augments in support of the IAA Planning and Development staff with the responsibility to manage planning activities and functions as assigned by the IAA.

On May 6, 2022, the IAA issued a Request for Qualifications for Staff Augment Services – Airport Planner with responses due on June 6, 2022. Three Statements of Qualifications were received. A review committee made up of three (3) IAA representatives reviewed and ranked the qualification, with Kimley-Horn & Associates, Inc. being ranked by the committee as the best qualified to provide the professional services needed.

Scope

This contract will provide professional services in support of IAA’s planning activities.

Budget

The contract is \$320,000.00, which will be financed through the operating budget and has been approved by the budget holder. The contract value is based on a blended rate averaging \$202.53 per hour applied over 1,580 hours, resulting in a not-to-exceed total of \$320,000.00.

Schedule

The contract award anticipated October 21, 2022, with a contract expiration of December 31, 2023.

Supplier Diversity Participation

Kimley-Horn & Associates, Inc. is not a diverse business enterprise. Given the nature of this staff augmentation contract, which utilizes staff from a single firm, there is no opportunity for supplier diversity participation.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval a professional services contract with Kimley-Horn & Associates, Inc. for Staff Augmentation Services – Airport Planning Support in an amount not-to-exceed \$320,000.00 (fees and expenses).