



**IAA Board of Directors Meeting Agenda  
September 16, 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 August 19, 2022.**
- III. **Ordinances, Resolutions, and Public Hearings**
  - a) **Public Hearing General Ordinance No. 03-2022**, a supplement to the IAA’s Master Bond Ordinance (05-2014) of the Indianapolis Airport Authority concerning the Authority's issuance of one or more series of additional revenue bonds designated "Indianapolis Airport Authority Revenue Bonds" to fund various capital projects in the Authority’s approved capital budget, and to fund one or more reserve accounts for the bonds, as more particularly described in Board Memo BP2022-09-01.
  - b) **Approval of General Ordinance No. 03-2022**, a supplement to the IAA’s Master Bond Ordinance (05-2014) of the Indianapolis Airport Authority concerning the Authority's issuance of one or more series of additional revenue bonds designated "Indianapolis Airport Authority Revenue Bonds" to fund various capital projects in the Authority’s approved capital budget, and to fund one or more reserve accounts for the bonds, as more particularly described in Board Memo BP2022-09-01.
  - c) **Public Hearing** regarding a certain Real Estate Sale Agreement with Cardinal XLIII, LLC, for the sale of approximately 99 +/- acres of land located in the eastern section of Metropolitan Airport off of Hague Road as shown in the attached aerial as Parcel #1 for an approximate sale amount of \$10,603,272.00, as more particularly described in BP2022-09-02.
  - d) **Consider, for approval, BP2022-09-02** regarding a certain Real Estate Sale Agreement with Cardinal XLIII, LLC for the sale of approximately ninety-nine (99) acres of land located in the eastern section of Metropolitan Airport off of Hague Road as shown in the attached aerial as Parcel #1 for an approximate sale amount of \$10,603,272.00 and authorizing IAA Staff to complete the associated sale transaction.
  - e) **Consider, for approval, BP2022-09-02** regarding a certain Real Estate Option Agreement with Cardinal XLIII, LLC for a period of five (5) years commencing September 16, 2022 and expiring September 15, 2027 encompassing an approximate 67 acres of land in two separate parcels at Metropolitan Airport, more particularly described as 29.627 acres of land located in the northeast section of the airport adjacent to Richey Woods Nature Preserve and 37 acres of land located in the northeast corner of 96<sup>th</sup> Street and Masters Road both further identified on the attached aerial as Parcel #2 and Parcel #3 respectively.

#### IV. Board Reports

- a) Board President's Report

#### V. Official Actions

- a) Consider, for approval, the individual items on the IAA General Agenda, dated September 16, 2022.

#### VI. Staff Reports

- a) **Executive Director's Report (Submitted in writing)**
  - 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

#### VII. Other Reports and Updates

- a) **Board Communications: *Next Meeting: Friday, October 21, 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 August 19, 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  
Steve Dillinger, Vice President (attending virtually)  
Mamon Powers, Secretary  
Kurt Schleiter, Member (not attending)  
Jeffrey Gaither, Member  
Matthew Whetstone  
Toby McClamroch, Member  
Kathy Davis, Member  
Ryan Goodwin, Member (not attending)  
Brett Voorhies, Member (not attending)  
Tamika Catchings, Member (attending virtually)  
Brian Tuohy, I.A.A. Board Counsel

**Board Members not able to attend:** Kurt Schleiter, Ryan Goodwin, Brett Voorhies

**I.A.A. Executive Staff attending:**

Mario Rodriguez, Executive Director  
Keith Berlen, Sr. Director of Operations and Public Safety  
Marsha Stone, Sr. Director of Commercial Enterprise  
Lisa Bierman, Sr. Executive Assistant  
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**

No discussion occurred. Upon a motion by Mr. McClamroch and a second by Mr. Gaither, unanimous approval was given to the Meeting Minutes of the IAA Board Meeting on July 15, 2022.

**ORDINANCES, RESOLUTIONS, AND PUBLIC HEARING**

President Glass called upon Robert Thomson to present for approval the 2023 Budget Ordinance, **General Ordinance No. 02-2022**, concerning the Indianapolis Airport Authority's budget process,

more particularly described in [BP2022-08-01](#). President Glass then asked for a motion of approval for [BP2022-08-01](#). A motion of approval was made by Mr. Gaither and seconded by Ms. Davis. Next, President Glass asked if there were any questions. Hearing none, she asked Lisa Bierman to take a roll call vote, and with all members stating "Aye", [BP2022-08-01](#) was unanimously approved.

President Glass then called upon Mr. Thomson to inform the Board that the public hearing and consideration for approval of [General Ordinance No. 03-2022](#) must be deferred until the September meeting due to issues with the public notice.

## **OFFICIAL ACTIONS**

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED August 19, 2022: President Glass described each item listed on the General Agenda.

President Glass called upon Marsha Stone to present [BP2022-08-03](#) for consideration and approval of proposed funds from the IAA budget to host the 2028 Airports Council International – North America Annual Conference and Exhibition in Indianapolis. President Glass asked for a motion of approval for [BP2022-08-03](#). Ms. Stone explained that the Board's approval will simply allow the IAA to commit to hosting the conference in 2028. No funds will be expended until 2028. A motion for approval was made by Mr. Dillinger and seconded by Mr. Whetstone. With there being no further discussion, President Glass asked Ms. Bierman to take a roll call vote with all members stating, "Aye." With no opposition, unanimous approval was given to [BP2022-08-03](#).

President Glass called upon Ms. Stone to present [BP2022-08-04](#) for consideration and approval of a Land and Building Lease Agreement for Buildings #28, #28A, & #102 with JLA IND, LLC for an initial period of five (5) years, commencing July 1, 2022, with one (1) option term for an additional period of five (5) years. President Glass asked for a motion of approval for [BP2022-08-04](#). A motion for approval was made by Ms. Davis and seconded by Mr. Powers. With there being no discussion, President Glass asked Ms. Bierman to take a roll call vote with all members stating, "Aye." With no opposition, unanimous approval was given to [BP2022-08-04](#).

President Glass called upon Ms. Stone to present [BP2022-08-05](#) for consideration and approval of the 7th Amendment to Building Lease Agreement with Quantem Aviation Services, LLC., for an extended 3-year term commencing September 1, 2022, through August 31, 2025. President Glass asked for a motion of approval for [BP2022-08-05](#). A motion for approval was made by Mr. McClamroch and seconded by Ms. Davis. After discussion, President Glass asked Ms. Bierman to take a roll call vote with all members stating, "Aye." With no opposition, unanimous approval was given to [BP2022-08-05](#).

President Glass called upon Ms. Stone to present [BP2022-08-06](#) for consideration and approval of the Foreign Trade Zone Operator Agreement and the issuance of a Grantee Concurrence Letter

regarding Rhenus Warehousing Solutions IND, LLC entering the FTZ program. President Glass asked for a motion of approval for [BP2022-08-06](#). A motion for approval was made by Mr. Gaither and seconded by Ms. Davis. There being no discussion, President Glass asked Ms. Bierman to take a roll call vote with all members stating, "Aye." With no opposition, unanimous approval was given to [BP2022-08-06](#).

President Glass called upon Mr. Klaas to present [BP2022-08-07](#) for consideration and approval of an award of contract for IMC - Fire Suppression Water Storage Tanks at Indianapolis International Airport to Custom Mechanical Systems, Corp. in an amount not-to-exceed \$1,224,907.00 plus a 10% construction reserve of \$122,490.70 for a total of \$1,347,397.70. Custom Mechanical Systems, Corp. was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 15% (Custom Mechanical Systems, Corp.). President Glass asked for a motion of approval for [BP2022-08-07](#). A motion for approval was made by Mr. McClamroch and seconded by Mr. Powers. There being no discussion, President Glass asked Ms. Bierman to take a roll call vote with all members stating, "Aye." With no opposition, unanimous approval was given to [BP2022-08-07](#).

## **BOARD REPORTS**

- I. Board President's Report – No Report

## **STAFF REPORTS**

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

- i. South Runway Reconstruction Event August 10, 2022 Recap
- ii. Indiana Top 250 Leaders Award Recognition for Mario Rodriguez and Marsha Stone
- iii. IAA's All Staff Outing at the Indiana State Fair
- iv. Chaplains Event

## **Other Reports/Updates**

- a.) Board Communications: Next Meeting: Friday, September 16, 2022, at 8:00 am.

## **ADJOURNMENT**

**Meeting adjourned at 8:21 am.**

The August 19, 2022, Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:

[https://zoom.us/rec/share/T-7rv4aQCcvRR0-  
jpTC33OK7oyrWnEBf7p3hDpVM2Al4HspbAnHK66DlmxM8\\_pOX.s7DTTFltbP\\_GMbFw](https://zoom.us/rec/share/T-7rv4aQCcvRR0-<br/>jpTC33OK7oyrWnEBf7p3hDpVM2Al4HspbAnHK66DlmxM8_pOX.s7DTTFltbP_GMbFw)

Access Passcode: KXR9%nf5

**INDIANAPOLIS AIRPORT AUTHORITY \***

By: \_\_\_\_\_

Barbara Glass, President

DATED: September 16, 2022

By: \_\_\_\_\_

Mamon Powers III, Secretary

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

DRAFT



## Board Memo – Adoption of Supplemental Bond Ordinance

To: IAA Board of Directors

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

Date: August 4, 2022

Board Date: August 19, 2022

Subject: Adoption of General Ordinance No. 03-2022

The Indianapolis Airport Authority is hereby presenting **General Ordinance No. 03-2022** (“Ordinance”).

General Ordinance No. 03-2022 is a supplement to the IAA’s Master Bond Ordinance (05-2014) of the Indianapolis Airport Authority concerning the Authority's issuance of one or more series of additional revenue bonds designated "Indianapolis Airport Authority Revenue Bonds" to fund various capital projects in the Authority’s approved capital budget, and to fund one or more reserve accounts for the bonds. IAA will use the Indianapolis Local Public Improvement Bond Bank as the conduit issuer.

The TEFRA (Tax Equity and Fiscal Responsibility Act) hearing and the final public hearing on the adoption of the above-referenced Ordinance will be conducted as a combined hearing at the September 16, 2022, IAA Board meeting.



Indianapolis Airport Authority

## **BOARD MEMO – REAL ESTATE SALE AGREEMENT & REAL ESTATE OPTION AGREEMENT**

To: IAA Board of Directors

From: Marsha Stone, Sr. Director of Commercial Enterprise

Date: August 31, 2022

Board Date: September 16, 2022

Subject: 1) Real Estate Sale Agreement with Cardinal XLIII, LLC  
2) Real Estate Option Agreement with Cardinal XLIII, LLC

### **Background – Real Estate Sale Agreement**

In October 2015, the IAA and the City of Fishers (“City”) entered into a Memorandum of Understanding (the “MOU”), encompassing an approximate 211 acres of land at Metropolitan Airport that the IAA determined did not have to be solely used for aeronautical purposes and could be sold therein placing the land onto the tax rolls. The essential part of the MOU is the City would have the marketing rights to this acreage which was preceded by mutual agreement between the parties for the type(s) of end users the City would market the land. Specific to this Board Memo, the City and IAA Staff have been diligently pursuing the sale of certain land totaling 99.096 +/- acres as shown on the attached aerial as Parcel #1.

Governed by law of the State of Indiana and FAA Regulations on such land transactions, the IAA procured two separate appraisals for the acreage. These appraisals are then averaged, and that dollar amount becomes the minimum amount the IAA may sell land in any transaction. The sale price for this transaction meets the requirement of averaging the two appraisal amounts and represents a Fair Market Value (FMV) transaction as guided by the FAA and State of Indiana.

Cardinal XLIII, LLC is a newly formed Delaware limited liability company whose members are made up of investors whose mission is to finance, design and develop a broad campus setting for the newly announced headquarters for Andretti Autosport. These 99 acres sits between the runway at Metropolitan Airport (to the west) and Hague Road (to the east).

Andretti Autosport, led by Michael Andretti, operates worldwide in seven racing championships and across eight types of motorsport with 17 full-time drivers. Andretti first became a team owner in 2003 after retiring from his full-time driving career. In his time as a team owner, Andretti has collected 17 championship titles and 252 race wins – including five Indianapolis 500 victories.

The 575K square foot headquarters will add up to 500 jobs to the local community by early 2026. The \$200M facility is planned to serve as Andretti’s global commercial functions and the base of operations for the team’s current NTT INDYCAR SERIES, Indy Lights and IMSA programs and other future racing initiatives. In addition to housing day-to-day operations for the racing team, the building will be home to the advanced research and development of Andretti Technologies. The collaborative campus will

feature modern technologies and create a work-life environment for the benefit of the Andretti team, fans and partners including a planned indoor amphitheater, museum and innovation center that will showcase the Andretti legacy. Planning is underway on the new facility, with construction expected to begin in the fall of 2022. The building is projected to be operational by 2025.

Pending approval of the Indiana Economic Development Corporation (IEDC) board of directors, the IEDC will commit an investment in Andretti Autosport of up to \$19 million in the form of conditional tax credits and up to \$125,000 in training grants based on the company's plans to invest in its Indiana operations. Forthcoming, the City of Fishers Council will have before them additional incentives for their approval.

### **Land Sale Restrictions**

The conveying of the Parcel #1 to Cardinal XLIII, LLC will also include, but not limited to, the following perpetual land use restrictions/covenants (including noise disclosures and waivers, and avigation easement), which will always run with the land:

- Indianapolis Airport Authority will retain a perpetual easement and right-of-way ("Airspace Easement") for the free and unobstructed passage of aircraft in, through and across the airspace which lies above the surface of the property.
- Purchaser will not construct any structure or other obstructions which exceeds the height restrictions designated or established by federal or state laws, rules or regulations, or ordinances, including, but not limited to, 14 CFR Part 77 and the Hamilton County, Indiana Consolidated Zoning/Subdivision Ordinance.
- Purchaser agrees to file a notice consistent with requirements of 14 CFR FAR Part 77 (FAA Form 7460-1) prior to constructing any facility, structure, or other item on the herein described real property.
- Purchaser agrees it will not use, nor permit, the property to be used in such a manner as to create a potential for attracting birds and other wildlife which may pose a hazard to aircraft.
- Purchaser agrees the property will not be used for any type of utility operation, asphalt plant, or other business or facility that emits, to any extent, smoke, fumes, vapors, or other gases that constitute a hazard to aircraft as determined by the Federal Aviation Administration.
- Purchaser agrees that no houses, apartments, condominiums, retirement home, health care residential facility, group home residence, or other residential buildings or facilities shall be constructed or maintained at any time upon the herein described Real Estate; provided that the foregoing restriction shall not unreasonably restrict or preclude the on-site housing of employees, clients, and customers (and their respective employees).

### **FAA Land Release Approval**

As this land does fall within the "aeronautical uses" of the Airport Layout Plan (ALP) at Metropolitan Airport, Staff submitted information to the FAA and received a conditional land release on April 15, 2020 for not only Parcel #1 but all of the 211 acres constituting the land

within the MOU with the City. The IAA has a further obligation with the FAA to submit additional information showing a fair market value transaction has been achieved and the ultimate end-use of the land is a compatible land use as defined by the FAA.

### **Background – Real Estate Option Agreement**

In addition to the Real Estate Sale Agreement, IAA Staff, the City and Cardinal XLIII, LLC have been negotiating a Real Estate Option Agreement encompassing Parcel #2 and Parcel #3 as show below in the attached aerial. The Option Agreement totals approximately 67 acres. The purpose of the Option Agreement is for the IAA to provide a sufficient amount of time to Andretti Autosport and Cardinal XLIII, LLC to master plan the yet to be defined broader campus components that will reside next to the Andretti Headquarters as well as key 96<sup>th</sup> Street IAA owned property. Andretti, the City of Fishers and the IAA will work closely together during this option period to determine types of use and to provide assurance the use is a compatible use as determined by the FAA.

Highlights of this Option Agreement include:

- A term of five years commencing September 16, 2022 through September 15, 2027.
- Option fees due to the IAA equating to \$116,090.89 annually beginning December 1, 2022 through September 15, 2027
- Both parcel options can be exercised separately or together. At the time of optioning, the IAA will have the property appraised to determine a value / fair market value transaction.
- Upon optioning, a real estate sale agreement will be created for execution by the parties and will include deed covenants as described in this Board Memo.

### **Scope**

To execute a Real Estate Sale Agreement with Cardinal XLIII, LLC for the sale of approximately ninety nine (99) +/- acres of land located at the eastern portion of the airport off of Hague Road in Fishers, Indiana.

To execute a Real Estate Option Agreement with Cardinal XLIII, LLC for a five (5) year option of approximately sixty-seven (67) +/- acres of land in two separate parcels at Metropolitan Airport as shown on the attached aerial (Parcel #2 and Parcel #3) located at the northeastern portion of the airport adjacent to Richey Woods and separately, the 96<sup>th</sup> Street area on the southwest portion of the airport respectively.

### **Schedule**

August 22, 2022:	Andretti announcement of Headquarters site selection and project definition, contingent on approval by City of Fishers for project and incentives, IEDC approval of project and incentives, and IAA Board approval of the Real Estate Sale Agreement and Real Estate Option Agreement.
Sept 16, 2022:	IAA Board consideration for approval of the Real Estate Sale Agreement and Real Estate Option Agreement with Cardinal XLIII, LLC.
Sept 18, 2022:	City of Fishers Council Meeting seeking approval of project and incentives.
1Q – 2023:	Estimated closing timeframe for Parcel #1 (99 acres).

### **Revenue and/or Operating Cost Implications**

#### **Revenue:**

**Real Estate Sale Agreement:** A gross sale amount calculated at \$107,000.00 per acre for an estimated 99.096 +/- acres, equating to a total sales price of \$10,603,272.00.

**Real Estate Option Agreement:** An annual rental amount calculated at \$.04 p.s.f. for an estimated 2,902,272.12 sq. ft., equating to an annual option fee of \$116,090.89.

#### **Operating Costs:**

Operating costs for this transaction will not exceed \$25,000.00 and are generally made up of costs associated with appraisals, survey, environmental fees, recording fees, title work and closing costs.

### **Supplier Diversity Participation**

Estimated MBE spend of \$7,600.00 with Shrewsberry for environmental and archaeological services making up an estimated 30% of the total approximate dollar amount noted above.

### **Recommendation**

**Public Hearing** regarding a certain **Real Estate Sale Agreement** with Cardinal XLIII, LLC, for the sale of approximately 99 +/- acres of land located in the eastern section of Metropolitan Airport off of Hague Road as shown in the attached aerial as Parcel #1 for an approximate sale amount of \$10,603,272.00, as more particularly described in **BP2022-09-02**.

**Consider, for approval, BP2022-09-02** regarding a certain Real Estate Sale Agreement with Cardinal XLIII, LLC for the sale of approximately ninety-nine (99) acres of land located in the eastern section of Metropolitan Airport off of Hague Road as shown in the attached aerial as Parcel #1 for an approximate sale amount of \$10,603,272.00 and authorizing IAA Staff to complete the associated sale transaction.

**Consider, for approval, BP2022-09-02** regarding a certain Real Estate Option Agreement with Cardinal XLIII, LLC for a period of five (5) years commencing September 16, 2022 and expiring September 15, 2027 encompassing an approximate 67 acres of land in two separate parcels at Metropolitan Airport, more particularly described as 29.627 acres of land located in the northeast section of the airport adjacent to Richey Woods Nature Preserve and 37 acres of land located in the northeast corner of 96<sup>th</sup> Street and Masters Road both further identified on the attached aerial as Parcel #2 and Parcel #3 respectively.

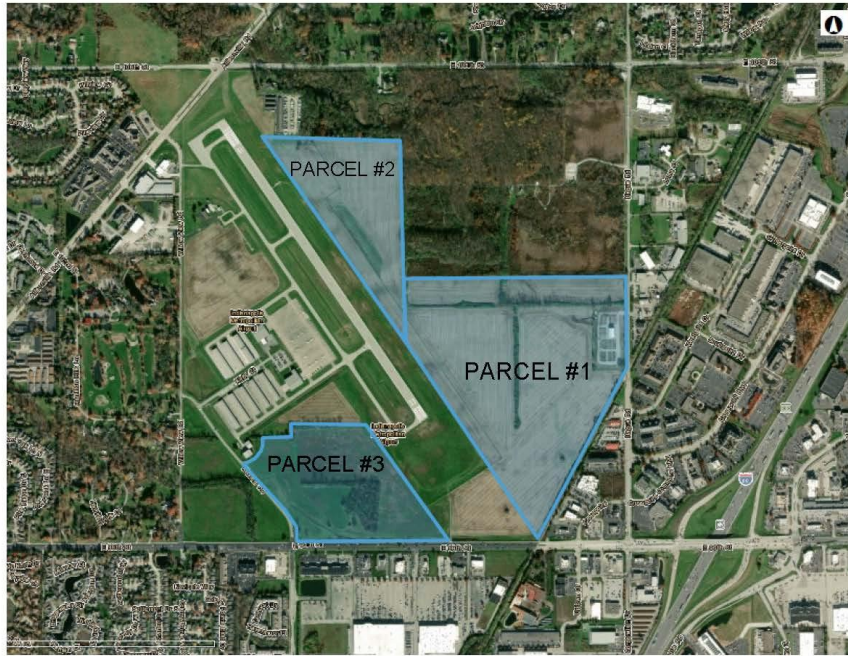


Indianapolis Airport Authority

Indianapolis Airport Authority

and

Andretti Autosports



PARCEL / ACRES

#1:	99.096
#2:	29.627
#3:	37.00



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Notes

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**IAA Board Meeting  
General Agenda  
September 16, 2022**

**General:**

- BP2022-09-03** Consider for approval 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.
- BP2022-09-04** Consider for approval the 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.

**Capital:**

- BP2022-09-05** Consider for approval the purchase of a 100' Aerial Ladder Fire Truck from MacQueen Emergency Group, representing Pierce Manufacturing, in the amount of \$1,770,800.00.
- BP2022-09-06** Consider for approval 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).
- BP2022-09-07** Consider for approval 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).
- BP2022-09-08** Consider for approval 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).



## **Board Memo – Medical Third Party Administrative and Pharmacy Benefit Management Services**

From: Rachel Stevens, Senior Director, Human Resources

Date: August 25, 2022

Board Date: September 16, 2022

Subject: Anthem Blue Cross and Blue Shield Third Party Medical Administrative and Pharmacy Benefit Management Services

### **Background**

The Indianapolis Airport Authority (the “IAA”) solicited proposals for a Third-Party Administrator (TPA) to administer the IAA’s self-funded medical program. A separate request for proposal was released concurrently for the Pharmacy Benefit Manager (PBM)

Based on the analysis provided, the resources required to move, the potential disruption factor to the employee members and further discussion with our team, the IAA Human Resources team and the Human Resources Board Committee is recommending we renew with Anthem Blue Cross and Blue Shield (the “Anthem”) for 2023.

This Board Memo is a recommendation previously approved through the Human Resources Committee to give delegated authority to the Executive Director to renew the current contract with Anthem Health ending on December 31, 2024.

### **Scope**

The IAA currently offers a choice of three health plans: Two HDHPs and 1 PPO. Respondents were asked to replicate the current plan design offerings. Through this RFP process, IAA is looking for a partner that will provide:

- Best in class service to help IAA employees and their families engage in the IAA benefit offerings.
- Best in class account management for IAA leadership team to ensure issues get resolved and the tools are in place to support this important benefit offering.
- Clinical support and programs to help members get healthier.
- Broad network access with best-in-class costs.
- Contractual terms that reflect what other similar sized, market leading employers have secured from Medical TPAs and Rx providers.



## Indianapolis Airport Authority

**BP2022-09-03**

- Compliance with existing and new regulations that impact the Indianapolis Airport Health & Welfare plans.

### **Budget**

As Anthem is the market leader in Indiana, it is no surprise that they can offer the best economics for the IAA. This is driven by the fact that Anthem has a 3-7% medical network discount advantage over the other RFI respondent. Medical claims account for approximately 75% of the IAA's total plan expense and the remaining 25% of IAA's benefit plan expenses are attributed to Rx claims and administration fees. When evaluating the entire benefit plan expense = medical claims + Rx claims + administration fees, Anthem's 2023 offer is \$490k less expensive than the other RFI respondent for a total of \$5,606,090 which represents a \$94,297 savings from our current contract. This project exceeds the delegation of authority of the Executive Director and will be 100% airport cash funded.

### **Schedule**

The initial term of the agreement will commence on January 1, 2023, and will expire on the second anniversary of the commencement date.

### **Supplier Diversity Participation**

Not Applicable

### **Recommendation**

The IAA staff recommends the IAA Board consider for approval 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.

**BP2022-09-03**

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Indianapolis Airport Authority

## **BOARD MEMO CAMACHO CONTRACT**

To: IAA Board of Directors

From: Keith Berlen, Sr. Director of Operations & Maintenance

Date: September 1, 2022

Board Date: September 16, 2022

Subject: Camacho Equipment & Janitorial Supply, Inc. Renewal #1 Contract for Services

### **Background**

The Indianapolis Airport Authority (Authority) is under contract with Camacho Equipment & Janitorial Supply, Inc. (Contractor) for terminal janitorial services. The current agreement was executed on October 20, 2017, with a five-year initial term that will terminate on October 1, 2022, but allows the Authority and Contractor to renew the contract for three one-year terms by mutual agreement.

Camacho Equipment & Janitorial Supply, Inc. has been a great business partner with the Authority and has provided high-quality service during the current agreement.

### **Scope**

Contractor will continue to be responsible for terminal janitorial services under the same terms and conditions of the original agreement.

### **Revenue and/or Operating Cost Implications**

#### **Revenue:**

Not applicable

#### **Operating Costs:**

Camacho Equipment & Janitorial Supply, Inc. was paid an annual sum of \$790,200 for the first twelve (12) months under the terms of the current agreement, with a four and one-half percent (4.5%) annual increase in the above-referenced sum.

**Supplier Diversity Participation**

Supplier Diversity participation in this agreement with Camacho Equipment & Janitorial Supply, Inc. is 100% as they are a certified DBE, MBE, & VBE company.

**Recommendation**

The IAA staff recommends the IAA Board consider for approval the 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.



Indianapolis Airport Authority

## Board Memo – Aerial Ladder Fire Truck

To: IAA Board of Directors

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

Date: September 1, 2022

Board Date: September 16, 2022

Subject: Aerial Ladder Fire Truck

### **Background**

The Airport Fire Department purchased a Pierce 100' Aerial Ladder Fire Truck in 2007 that could respond to all emergency calls. The apparatus is a 100' aerial ladder platform that carries ground ladders, 300 gallons of water, a 2000-gallon per minute water pump, a hose bed, and extra compartments for various equipment. It has been used on building fires, aircraft evacuations, hangar door motor fires, roof-mounted HVAC unit fires, and elevated rescues. The new, proposed truck will be equipped with a Cummin's Engine, an Allison Transmission, an Onan Generator, and Task Force Tip Nozzles, which are all Indiana companies. The truck can reach the roof of aircraft hangars and the terminal building.

The fire apparatus manufacturing industry has been hit hard by supply chain interruptions when orders are at an all-time high. Extended times for delivery that now take years are putting some manufacturers in a situation of forecasting what they believe vehicle technology, regulations, and costs will be three years in the future. Several manufacturers have delayed taking new orders and may account for the reason we only received a single proposal.

### **Scope**

To replace a 15-year-old 100' Aerial Ladder Fire Truck with a similar unit having the same capabilities.

The vehicle will be built by Pierce Manufacturing in Appleton, WI, and was priced using an advertised RFP through Planet Bids. This vehicle is the same brand and chassis make as our newest fire engines, reducing the need for redundant training and helping with parts inventory.

**Budget**

The project is budgeted at \$1,700,000 and priced at \$1,770,800. The project will be funded from the approved Capital Budget and paid for upon completion in 2025.

**Schedule**

The vehicle is expected to be delivered within 27-31 months of purchase. This extended time has become the standard in the industry due to manufacturing and supply chain interruptions caused by COVID-19.

**Supplier Diversity Participation**

Given the nature of the work, there was no opportunity for supplier diversity participation.

**Recommendation**

The IAA staff has reviewed the proposal and recommends that the Board consider for approval the purchase of a 100' Aerial Ladder Fire Truck from MacQueen Emergency Group, representing Pierce Manufacturing, in the amount of \$1,770,800.00.



**Indianapolis Airport Authority**

**BOARD MEMO – CONTRACT AWARD**

To: IAA Board of Directors

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

Date: September 6, 2022

Board Date: September 16, 2022

Subject: Approve a Professional Services Contract with Burns & McDonnell Engineering Company, Inc. for Terminal and Concourse HVAC System Upgrade at Indianapolis International Airport (Project No. I-22-018)

**Background**

The Indianapolis Airport Authority (IAA) has identified the need to upgrade the heating, ventilating and air conditioning (HVAC) equipment that serves the terminal and concourses of the Indianapolis International Airport.

In addition to upgrading the HVAC system at the Indianapolis International Airport, the equipment upgrade will include the replacement of 738 controllers that are “obsolete”, many of which have failed and require manual control. These improvements will also decrease heating and cooling loads on the Central Energy Plant.

On April 12, 2022, the IAA issued a Request for Qualifications to select a designer for this project with responses due on May 3, 2022. A review committee made up of four IAA representatives reviewed and ranked the eight (8) qualifications received, identifying the three (3) most qualified firms for the interview process held on June 27, 2022. As a result of the interview process, the review committee ranked Burns & McDonnell Engineering Company, Inc. as the best qualified to provide the professional services needed.

**Scope**

Design bidding and construction administration services for HVAC equipment upgrades and the replacement of 738 controllers.

**Budget**

The Burns & McDonnell Engineering Company, Inc. contract is \$522,691.00, which is within the approved 2023 Capital Budget for Terminal and Concourse HVAC System Upgrade.

This project will be 100% Airport cash funded.

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

**Schedule**

Contract award anticipated September 16, 2022 with a contract expiration date of June 30, 2024 to allow for the project closeout and 10-month warranty walk-through.

**Supplier Diversity Participation**

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
CMID	\$ 202,950.00	\$ -	\$ -	38.83%	0.00%	0.00%
ReproGraphix, Inc.	-	2,500.00	-	0.00%	0.48%	0.00%
<b>Totals</b>	<b>\$ 202,950.00</b>	<b>\$ 2,500.00</b>	<b>\$ -</b>	<b>38.83%</b>	<b>0.48%</b>	<b>0.00%</b>

**Recommendation**

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



**BOARD MEMO – CONTRACT AWARD**

To: IAA Board of Directors

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

Date: September 6, 2022

Board Date: September 16, 2022

Subject: Approve a Professional Services Contract with CTL Engineering Inc. for the Parking Garage Expansion project at the Indianapolis International Airport (Project No. I-19-050)

**Background**

The Parking Garage at the Indianapolis International Airport is one of the largest open garages in the State of Indiana. The garage is a cast-in-place post-tensioned concrete structure commissioned with the opening of the terminal in 2008. The garage is currently used by the public and rental car companies.

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

The IAA staff contracted with Messer Construction as construction manager and CSO, Inc. as designer for Preconstruction phase services in the Fall of 2019; however, those services were put on hold in the Spring of 2020 due to the Covid-19 Pandemic. In the Fall of 2021, IAA staff reengaged CSO, Inc. to complete construction documents and then worked with Messer to establish a final Guaranteed Maximum Price (GMP).

On June 17, 2022, the IAA staff contracted with Messer for a GMP totaling \$67,065,823.00. On-site construction activities will begin in the Fall of 2022; therefore, full-time inspection and proper quality assurance testing is needed to ensure the IAA receives a finished project consistent with the technical specifications.

A Request for Qualifications for Professional Services for Inspection and Testing Services for the project was issued on May 27, 2022, with Statements of Qualifications (SOQs) due on June 24, 2022. The IAA’s selection committee, comprised of three (3) IAA staff, reviewed the one (1) SOQ received and recommended CTL Engineering, Inc. enter into scope and fee negotiations.

**Scope**

Provide inspection and testing professional services throughout the entire construction of the project which consists of an additional five (5) levels of parking on the north side of the existing garage.

**Budget**

The CTL Engineering, Inc. contract of \$1,894,257.60 has been included in the re-forecasted 2023 Capital Budget for the Parking Garage Expansion project.

**Parking Garage Expansion**

Inspection & Testing Contract	\$	1,894,257.60
GMP Contract w/ Owner's Contingency	\$	71,065,823.00
Design (including survey, testing, preconstruction, mgmt.)	\$	2,976,320.70
Future Professional/Project Management Services (Estimated)	\$	1,063,598.70
<b>Total Anticipated Project Cost</b>	<b>\$</b>	<b>77,000,000.00</b>

This project will be debt funded; however, the debt service will be funded using Customer Facility Charges.

This project is being undertaken as part of a broader program to improve the parking operations, thereby enhancing the IAA customer experience; therefore, this project is exempt under the IAA's hurdle rate policy.

**Schedule**

Contract award anticipated September 16, 2022 with a contract expiration date of March 1, 2024.

**Supplier Diversity Participation**

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
CTL Engineering, Inc.	\$ 1,363,840.00	\$ -	\$ -	72.00%	0.00%	0.00%
Advanced Engineering Consultants	-	98,884.00	-	0.00%	5.22%	0.00%
Resolution Group	-	94,620.80	-	0.00%	5.00%	0.00%
Eagle Ridge	-	-	94,460.80	0.00%	0.00%	4.99%
<b>Totals</b>	<b>\$ 1,363,840.00</b>	<b>\$ 193,504.80</b>	<b>\$ 94,460.80</b>	<b>72.00%</b>	<b>10.22%</b>	<b>4.99%</b>

**Recommendation**

The IAA Staff has reviewed the qualifications and recommends the IAA Board of Directors consider for approval 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).



## **BOARD MEMO – CONTRACT AWARD**

To: IAA Board of Directors

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

Date: September 6, 2022

Board Date: September 16, 2022

Subject: Award Construction Contract to Dallman Contractors, LLC for Allegiant Ticket Counter Move – Delta Curbside Enclosure at Indianapolis International Airport (Project No. Q-20-011)

### **Background**

In early 2021, the Allegiant Airlines ticket counter was relocated to the south end of the ticketing hall. This significantly enhanced social distancing, created operational efficiencies between Allegiant, Spirit and Delta Airlines' ticket counters and enhanced customer experience. To further enhance the operational efficiencies and customer service, the baggage curbside check-in kiosk that aligns with the Delta ticket counter must be built out for all weather use, similar to other curbside kiosks in front of the terminal. This will prevent Delta and Allegiant bags from intermingling in the baggage screening process.

On April 7, 2022, the IAA Senior Director of Planning and Development approved a Task Order with CSO Architects, Inc. through their 2022 On-Call contract to prepare plans to enclose the curbside check-in.

On August 4, 2022, the IAA staff received one bid. The project contained a base bid only. Dallman Contractors, LLC was the lowest responsive and responsible bidder in the amount of \$359,346.00.

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.

### **Budget**

The Dallman Contractors, LLC contract is \$359,346.00 for Allegiant Ticket Counter Move – Delta Curbside Enclosure at Indianapolis International Airport. This project is not included in the

approved Capital Budget. However, the project costs will be accommodated through savings in other approved projects included in the 2022 Capital Budget.

**Allegiant Ticket Counter Move - Delta Curbside Enclosure**

Contract Amount (including 10% reserve)	\$ 395,281.00
Design	\$ 22,070.00
Advertisements for Bid	\$ 297.58
<b>Total Anticipated Project Cost</b>	<b>\$ 417,648.58</b>

This project will be 100% Airport cash funded.

This project is being undertaken primarily as a customer service initiative to ensure smooth operation of baggage handling services and is expected to provide a better airport experience for passengers using the curbside check-in; therefore, this project is exempt under the Authority’s hurdle rate policy.

**Supplier Diversity Participation**

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Dallman Contractors, LLC	\$ -	\$ -	\$ 94,920.00	0.00%	0.00%	26.41%
Greene's Roll Off	-	1,500.00	-	0.00%	0.42%	0.00%
<b>Totals</b>	<b>\$ -</b>	<b>\$ 1,500.00</b>	<b>\$ 94,920.00</b>	<b>0.00%</b>	<b>0.42%</b>	<b>26.41%</b>

**Recommendation**

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