



Indianapolis Airport Authority
IAA Board of Directors Meeting Agenda
April 15, 2022
8:00 AM

Location: Board Conference Room – 4th floor (Hybrid meeting)

I. Call to Order

II. Approval of Minutes of the IAA Board’s Virtual Meeting of March 18, 2022.

III. Ordinances, Resolutions, and Public Hearings

- a) **Consider, for approval and adoption, Resolution No. 01-2022**, regarding the Reliever Airport Committee (RAC) amending the Charter to make annual site visits to each airport and heliport optional and allow the RAC to receive from IAA staff a detailed report regarding any airport the RAC is unable to visit in a year, as more particularly described in said **Board Memo BP2022-04-01**.

- b) **Consider, for approval and adoption, Resolution No. 02-2022**, regarding Guiding the Implementation of the 2022 Salary Scale Pursuant to an agreement between Indianapolis Airport Authority and I.U.P.A. Local 71, Inc. of the International Union of Police Associations (IUPA), as more particularly described in said **Board Memo BP2022-04-02**.

IV. Board Reports

- a) Board President’s Report
 - i. Virtual appearance from Mr. Kevin Burke, President and CEO, Airports Council International- North America regarding Airports Council International’s Airport Service Quality Award for Best Airport in North America

V. Official Actions

Consider, for approval, the individual items on the **IAA General Agenda, dated April 15, 2022**.

VI. Staff Reports

- a) **Executive Director’s Report (Submitted in writing)**
 - i. ACI-NA Airport Concessions Award – Adaptability
 - ii. IAA’s Air Service Incentive Plan Update
 - iii. Airline Industry Update

VII. Reports and Updates

VIII. Board Communications: Next Meeting: Friday, May 20, 2022, at 8:00 AM

MINUTES
Board of Directors Meeting
Indianapolis Airport Authority

The Regular Meeting of the Indianapolis Airport Authority (IAA) Board called to order at 8:00 am, on March 18, 2022, in the Airport's Board Conference Room at Indianapolis International Airport. A roll call attendance was taken. Board Members attended in person or virtually via Zoom.

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

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

Board Members not able to attend: Kathy Davis

IAA 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
Reid Goldsmith, Sr. Director of Information Technology
Rachel Stevens, Sr. Director of Human Resources
Holli Harrington, Director of Supplier Diversity and Diversity Officer
Jonathan Weinzapfel, General Counsel
Ellen Hurley, Associate General Counsel
Robert Thomson, Sr. Director of Finance

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 February 18, 2022.

ORDINANCES, RESOLUTIONS, AND PUBLIC HEARING

President Glass opened the Public Hearing and called upon Ms. Stone to present **BP2022-03-01**, regarding a certain Real Estate Sale Agreement with the Peterson Property Group, LLC, for the sale of land and improvements located at 8609, 8517, 9509, 8505, and 8501 West Washington Street in Indianapolis, Indiana, for a total sale amount of \$871,000.00, as more particularly described in said **BP2022-03-01**.

President Glass asked Mr. Weinzapfel if any questions were received regarding the Public Hearing. Mr. Weinzapfel answered that there were none at this time. Next, President Glass asked if any public or virtual participants had any comments. There being none, President Glass closed the Public Hearing.

President Glass called upon Ms. Stone to present **BP2022-03-01**, a certain Real Estate Sale Agreement with Peterson Property Group, LLC, for the sale of land and improvements located at 8609, 8517, 9509, 8505, and 8501 West Washington Street in Indianapolis, Indiana, for a total sale amount of \$871,000.00 and authorizing IAA Staff to consummate sale transaction.

President Glass asked for a motion of approval for **BP2022-03-01**. A motion of approval was made by Mr. McClamroch and seconded by Mr. Voorhies. Next, President Glass asked if there were any further questions.

Mr. Powers asked if there were any aeronautical uses for the property. Ms. Stone replied that the property could be used for aeronautical use and non-aeronautical use due to its location. Mr. Powers also asked if there was a notification of other sites available. Ms. Stone answered that Washington contains multiple parcels along with Minnesota street.

President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to **BP2022-03-01**

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED March 18, 2022, President Glass described each item listed on the General Agenda.

President Glass called upon Mr. Genneken to present **BP2022-03-02** to approve a professional services contract with Hanson Professional Services Inc. for Apron Taxilane Reconstruction at Indianapolis Regional Airport in an amount not-to-exceed \$364,957.00 (fees and expenses). Supplier diversity participation is MBE 19.98% (Shrewsberry & Associates, CTL Engineering, and Metric Environmental, LLC), WBE 12.28% (Align-CECon), and VBE 3.00% (B&R Consulting, LLC).

President Glass asked for a motion of approval for **BP2022-03-02**. A motion for approval was made by Mr. Schleter and seconded by Mr. Gaither. Next, President Glass asked if there was any further discussion. There being none, President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to **BP2022-03-02**.

BOARD REPORTS

- a) Board President's Report
 - i. 2021 Sub-Committee Annual Reports (Received and filed)
 - 1. Reliever Airport Committee (RAC)
 - 2. Finance & Audit Committee (FAC)
 - 3. Human Resource Committee (HRC)
 - 4. Terminal Optimization Committee (Ad Hoc) (TOC)
 - 5. Board Master Plan Policy Committee (Ad Hoc) (BMPCC)

STAFF REPORTS

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

- i. IAA Q1 Core Value Award Winners
- ii. 2022 Indy's Best & Brightest – Brightest Awards in the Real Estate, Development & Construction Category – Tony McMichael
- iii. Air Service Update
- iv. Land Update
- v. Baggage Claim Handling System Update

Other Reports/Updates

- a) Board Communications: Next Meeting: Friday, April 15, 2022, at 8:00 am.

ADJOURNMENT

Meeting adjourned at 8:11 am.

March 18, 2022, Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:

https://zoom.us/rec/share/14VDzrFIYwEO2nj9u9nBHIQO9gauK-2pyUldMAhS2l8rY57dPo5EQCvwhPZTw1_5.NTZOI359ttrKsahE

Access Passcode: TXfN1!J7

INDIANAPOLIS AIRPORT AUTHORITY *

By: _____

Barbara Glass, President

DATED: March 18, 2022

By: _____

Mamon Powers III, Secretary

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

DRAFT



Indianapolis Airport Authority

BOARD MEMO – Reliever Airport Committee Charter

To: IAA Board of Directors

From: Kurt Schleter, Chair of Reliever Airport Committee

April 8, 2022

Board Date: April 15, 2022

Subject: Amendment to Charter of the Reliever Airport Committee

Background

Pursuant to Indiana Code § 8-22-3, the Board of the Indianapolis Airport Authority (“IAA”) may do all acts necessary or reasonably incident to carrying out the purposes of the Indiana Airport Authority Act, including, but not limited to, determining matters of policy regarding internal organization, and adopting rules and procedures. Under this statutory provision, the Board has the power to create committees and adopt written charters describing their responsibilities and how they will operate.

The Reliever Airport Committee (the “RAC”) provides assistance to the Board as the Board fulfills its oversight responsibilities with respect to the IAA’s general aviation airports, downtown heliport, t-hangars, property management, capital improvements, safety and security, FAA inspections, and related matters of the general aviation airports and downtown heliport.

On May 19, 2017, the IAA Board approved and adopted Resolution No. 08-2017, establishing a Charter for the RAC, setting forth its makeup, structure, and responsibilities. Among those responsibilities is a requirement that the RAC perform physical visits and inspections of each general aviation airport and the heliport at least once per year for the purpose of assessing the quality of capital improvements, the adequacy of safety and security features, and viability of any Fixed Base Operators on the premises.

The requirement to visit each facility each year has proved to be a difficult one for the RAC to fulfill, considering the logistics of scheduling a majority of the RAC for several visits to airports spread among four counties. At its meeting on December 17, 2021, the RAC voted to seek an amendment to the RAC Charter that would make the site visits optional but provide for the RAC to receive a detailed report from IAA staff regarding any airport when the RAC is unable to do a site visit.

Proposed Resolution 01-2022 would amend the RAC Charter by replacing Section 3 (a) with the following:

Section 3. The RAC shall have the following authority and

responsibilities:

(a) Physical Visits:

The RAC may perform a physical visit and inspection of each of the general aviation airports and the heliport at least once each year. These visits can include: assessing the quality of any capital improvements, the adequacy safety & security features, and the viability of any Fixed Base Operators (FBOs) on the premises. In the event that a physical visit to any airport is not possible or practicable, the RAC shall request from IAA staff a detailed report of any airport not visited in person.

Recommendation

The Reliever Airport Committee recommends the IAA Board consider for approval Resolution 01-2022, thereby amending the Charter to make annual site visits to each airport and heliport optional and allow the RAC to receive from IAA staff a detailed report regarding any airport the RAC is unable to visit in a year's time.



Board Memo – Resolution 02-2022 regarding Implementation of 2022 Salary Scale for Police

To: IAA Board of Directors

From: Jonathan Weinzapfel, General Counsel

Date: April 8, 2022

Board Date: April 15, 2022

Subject: Resolution 02-2022 Guiding the Implementation of the 2022 Salary Scale Pursuant to an Agreement between Indianapolis Airport Authority and I.U.P.A. Local 71, Inc. of the International Union of Police Associations (IUPA)

Scope

On August 20, 2021, the Board of the Indianapolis Airport Authority (“Board”) approved, via Resolution 08-2021, a three-year collective bargaining agreement (“Agreement”) between the Indianapolis Airport Authority (“IAA”) and I.U.P.A. Local 71, Inc. of the International Union of Police Associations (“IUPA”). The Agreement went into effect on January 1, 2022, and will expire December 31, 2024.

Included in Section XIV of the Agreement is a schedule of minimum base salary amounts for 2022, 2023 and 2024 for each covered position in the Airport Police Department. In the case of some members of the Department, the 2022 base salary amounts are less than their 2021 base salaries and they filed a grievance with IAA on February 2, 2022. Both parties agreed to participate in a mediation of the issue, and that mediation took place on March 28, 2022. At the conclusion, both parties agreed that, for those particular members who were affected, their 2021 base salaries would be restored effective April 4, 2022.

Schedule

Upon passage of this Resolution 02-2022, the Department members whose 2021 salaries exceeded the 2022 amount set forth in the Agreement will have their 2021 salaries restored effective April 4, 2022.

Recommendation

Staff recommends IAA Board to consider for approval and adoption of the attached Resolution No. 02-2022.

**IAA Board Virtual Meeting
General Agenda
April 15, 2022**

General:

BP2022-04-03 Consider for approval the execution of the Alaska Airlines Agreement and Lease of Premises for a term commencing May 1, 2022, through December 31, 2023.

BP2022-04-04 Consider for approval the Foreign Trade Zone (FTZ) Subzone Amendment #3 and the issuance of a Grantee Concurrence Letter with Subaru of Indiana Automotive, Inc.

BP2022-04-05 Consider for approval the Independent Accountants' Report and Financial Statements of the Indianapolis Airport Authority as presented for the years ending December 31, 2021, and 2020 as reviewed and recommended by the Finance and Audit Committee.

Capital:

BP2022-04-06 Consider for approval the purchase of a Fire Rescue Vehicle from MacQueen Emergency Group, representing Pierce Manufacturing, in the amount of \$692,429.00.

BP2022-04-07 Consider for approval an award of contract for CEP – Chiller Upgrades at Indianapolis International Airport to Johnson Controls, Inc. in an amount not-to-exceed \$1,253,620.00 plus a 10% construction reserve of \$125,362.00 for a total of \$1,378,982.00.

BP2022-04-08 Consider for approval an award of contract for Rehabilitate Northwest T-Hangar Taxilanes at Eagle Creek Airpark to Grady Brothers, Inc. in an amount not-to-exceed \$1,024,112.50 plus a 10% construction reserve of \$102,411.25 for a total of \$1,126,523.75. Grady Brothers, Inc. was the lowest responsive and responsible bidder. Supplier diversity participation is DBE 20.83% (CMG Trucking, Earth Images, Indiana Sign & Barricade, CE Hughes), WBE 20.83% (CMG Trucking, Earth Images, Indiana Sign & Barricade, CE Hughes).

BP2022-04-09 Consider for approval an award of contract for Electrical Vehicle (EV) Charging Stations in Garage and Lots at Indianapolis International Airport to ERMCO Inc, in an amount not-to-exceed \$1,222,700.00 plus a 10% construction reserve of \$122,700.00 for a total of \$1,344,970.00. ERMCO, Inc. was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 25.48% (ATEC) and VBE 16.34% (Dallman Contractors).



Indianapolis Airport Authority

Board Memo – Airline Use Agreement

To: IAA Board of Directors

From: Marsha Stone, Senior Director of Commercial Enterprise

Date: March 29, 2022

Board Date: April 15, 2022

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

Background

Alaska Airlines, Inc. (Alaska) began operations at IND on May 1, 2017 as a Non-Signatory Airline. As a Non-Signatory Airline, Alaska initially leased four ticket counter positions, terminal office space, operations space, and utilized Gate B5 on a per-use basis.

Alaska currently operates one (1) daily flight to Seattle. A second daily flight to Seattle is scheduled to be added for the period of June 16, 2022 through September 6, 2022.

To meet Signatory requirements, Alaska must lease at least one (1) holdroom/Gate, four (4) Ticket Counter positions and one hundred six (106) square feet of other Leased Premises. Alaska currently meets the Leased Premises requirement regarding Ticket Counter and Terminal Space and will fulfill the holdroom/Gate requirement with the leasing of Gate B5 to meet all Signatory requirements.

Alaska's Estimated Enplaned Passenger numbers for 2022 are expected to remain below 3% of all Enplaned Passengers at IND and will continue to pay a Per Enplaned Passenger Fee for Joint Use Space.

The addition of Alaska as a Signatory Airline will increase the total number of Signatory Airlines at IND from 9 to 10 (8 Passenger Airlines and 2 Cargo Airlines).

Scope

Staff requests the IAA Board Execute the AUA Agreement with Alaska Airlines with a term commencing May 1, 2022 through December 31, 2023.

Note: December 31, 2023 is the term expiration of the Signatory Airlines Agreement and Lease of Premises. Negotiations for a new agreement are set to begin later in year 2022.

Schedule

April 15, 2022: Submit for approval to the IAA Board, the Alaska Airlines AUA Agreement.

Revenue and/or Operating Cost Implications

Revenue:

- 2022 total rental revenue for Alaska's AUA Agreement will be:
 - \$404,808.18 fixed space rental, \$8.72 per Enplaned Passenger fee and Landing Fees of \$2.23 per 1,000 lbs. of certified gross landed weight

Operating Costs:

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

Supplier Diversity Participation

Not applicable.

Recommendation

Consider for approval the execution of the Alaska Airlines Agreement and Lease of Premises for a term commencing May 1, 2022 through December 31, 2023.



Board Memo – Subaru of Indiana Automotive, Inc. FTZ Subzone Amendment #3 & Grantee Concurrence Letter

To: IAA Board of Directors

From: Marsha Stone, Sr. Director of Commercial Enterprises

Date: March 24, 2022

Board Date: April 15, 2022

Subject: Subaru of Indiana Automotive, Inc. (SIA) - FTZ Subzone Amendment #3 & Grantee Concurrence Letter

Background

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

Subaru of Indiana Automotive, Inc. (SIA), a subsidiary of Subaru Corporation, manufactures four different Subaru passenger vehicles at its Lafayette, IN, production facility: Ascent, Impreza, Legacy, and Outback.

The 4.7 million square foot production facility initially broke ground in May 1987 and began producing vehicles in September 1989.

SIA employs over 6,000 associates. As of February 2020, SIA has invested more than \$2.2 billion in its Indiana operations and has increased its annual production to 410,000 vehicles.

SIA publicly announced a new capital investment of \$58 million including land acquisition and building construction for the expansion area encompassing 83.474 acres. A 500,000 square foot parts facility will be constructed to consolidate other general activities by SIA in the surrounding area.

SIA announced the creation of 65 new permanent jobs related to this project. However, when the facility reaches full operation within the next few years, it is expected to be staffed with 200 associates.

The GIFTZ Board approved the endorsement of SIA’s requested FTZ expansion and conversion from Traditional Site Framework (TSF) to Alternate Site Framework (ASF) designation on March 22, 2022. The advantage to this conversion is associated with the amount of time it takes to go

through the FTZ process. The ASF is the modern version of the FTZ program and takes many months off the process found in the traditional TSF process.

Scope

The GIFTZ Board requests the IAA Board execute the FTZ Subzone Amendment #3 and issue a Grantee Concurrence Letter to allow SIA to utilize FTZ benefits for its expanded site area.

Schedule

- March 22, 2022: GIFTZ Board approval of SIA’s Amendment #3 & associated Grantee Concurrence Letter.
- April 15, 2022: IAA Board consider for approval the SIA’s Amendment #3 & associated Grantee Concurrence Letter.
- April 25, 2022: SIA files its application with the FTZ Board, Washington, D.C.
- December of 2022: Tentative FTZ activation timing of the new expansion area, based on completion of the facility, started in March of 2022.

Revenue and/or Operating Cost Implications

Revenue:

The GIFTZ Board publishes a public rates and charges document referred to as a *Zone Schedule* and to that, GIFTZ revenue for the entire site will remain at \$60,000 per annum which is the maximum fee in the GIFTZ’s Zone Schedule.

Operating Costs:

The GIFTZ has no initial costs associated with SIA’s expansion. The GIFTZ expends approximately \$4,900 per annum in direct support costs.

Diversity Participation

Not Applicable

Recommendation

IAA staff and the GIFTZ Board recommend the IAA Board consider for approval the Foreign Trade Zone (FTZ) Subzone Amendment #3 and the issuance of a Grantee Concurrence Letter with Subaru of Indiana Automotive, Inc.



Indianapolis Airport Authority

BOARD MEMO – 2021 AUDITED FINANCIAL STATEMENTS

To: IAA Board of Directors

From: Robert Thomson, Sr. Director of Financial Services/Treasurer

Date: April 15, 2022

Board Date: April 15, 2022

Subject: 2021 Audited Financial Statements

Background

Please accept the attached drafts, presented with an unmodified opinion, of the Independent Accountant's Report on Financial Statements and Supplementary Information (Statements) for the Indianapolis Airport Authority for the years ending December 31, 2021 and 2020, as performed by the Authority's independent accounting firm, BKD, LLP. Also included is the draft audit management letter which is a required communication. Finalized reports that include the opinion date will be available the morning of the board meeting.

On April XX, 2022, the Authority's Finance and Audit Committee reviewed the Statements and approved the recommendation for approval of the Statements as presented by the full Indianapolis Airport Authority Board.

Recommendation

The IAA staff recommends the IAA board consider for approval the Independent Accountants' Report and Financial Statements of the Indianapolis Airport Authority as presented for the years ending December 31, 2021 and 2020 as reviewed and recommended by the Finance and Audit Committee.



Indianapolis Airport Authority

Board Memo – Fire Rescue Vehicle Replacement

To: IAA Board of Directors

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

Date: March 29, 2022

Board Date: April 15, 2022

Subject: Fire Rescue Vehicle Replacement

Background

The Airport Fire Department purchased a Pierce Saber Fire Rescue Vehicle in 2010 that could respond to medical calls, rescue calls, and all types of fire calls. The apparatus carried 500 gallons of water, has a 1250 Gallon per minute pump, a hose bed, and extra compartments for a wide variety of equipment. Response areas, safety regulations, and a change in equipment storage needs over the last 12 years have dictated this type of multi-purpose Fire Engine.

Scope

To replace a 12-year-old Fire Rescue Vehicle with a new Fire Rescue Vehicle with 750 gallons of water, additional compartment space, a large water pump, ground ladders, additional lighting, and the length and maneuverability requirements to fit in parking lots. The vehicle will mainly mimic the last Fire Engine purchased. This matching design will decrease operator training requirements and improve truck maintenance and parts compatibility.

The vehicle will be built by Pierce Manufacturing in Appleton, WI, and was priced using the Sourcewell Consortium pricing ID# 789.

Sourcewell is a local government unit, public corporation, and public agency under Minnesota State Law. Sourcewell follows the competitive contracting law process to solicit, evaluate and award cooperative purchasing contracts for goods and services. Sourcewell cooperative purchasing contracts are made available through the joint exercise of powers law to member agencies.

Sourcewell's analysts streamline the procurement process by developing RFPs and IFBs for national, competitive solicitations that meet or exceed local requirements. Their rigorous process is continually refined to best meet member needs and allows them to offer exceptional

products from nationally acclaimed vendors. They award contracts at the manufacturing level that can be leveraged locally to support our local dealers.

Sourcewell can help save time and money by combining the buying power of 50,000 government, education, and nonprofit organizations. Under its enabling statute, Sourcewell is explicitly authorized to provide cooperative purchasing services to eligible members. Membership in Sourcewell is available for all eligible state and local governments, education, higher education, and nonprofit entities across North America. Their membership includes the Indianapolis Airport Authority and the State of Indiana. Purchases made through our Sourcewell membership are in accordance with Indiana Codes and local and state laws.

Budget

The project is priced at \$700,000. The project is expected to be funded from the 2022 Capital Budget.

Schedule

The vehicle is expected to be delivered within 22 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 Fire Rescue Vehicle from MacQueen Emergency Group, representing Pierce Manufacturing, in the amount of \$692,429.00.



BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

From: Jarod Klaas, P.E., Senior Director of Planning & Development and Drew Genneken, Deputy Director of Planning and Development

Date: April 5, 2022

Board Date: April 15, 2022

Subject: Award Construction Contract to Johnson Controls, Inc. for CEP – Chiller Upgrades at Indianapolis International Airport (Project No. I-22-049)

Background

This project involves the Central Energy Plant (CEP) located at 2640 Hoffman Road. The CEP provides continuous, uninterrupted chilled water service to the Terminal Building and the Indianapolis Maintenance Center (IMC) buildings.

Four chillers were commissioned when the IMC and CEP were built in the 1990s. Chiller No. 2 was replaced in recent years and upgraded with a variable frequency drive (VFD). This project will upgrade Chiller No. 3. Upgrades to Chiller No. 1 and Chiller No. 4 are planned for future years.

Chiller repair costs have steadily increased in recent years and are expected to continue increasing. Performing periodic upgrades to the chillers will ensure adequate uninterrupted cooling capacity and reduced repair costs well into the future.

On December 1, 2021, the Indianapolis Airport Authority (IAA) Senior Director of Planning & Development approved a task order with DLZ Indiana, LLC through their 2021 On-Call Contract for the design of the CEP – Chiller Upgrades.

On February 14, 2022, the IAA Executive Director approved plans and specifications prepared by DLZ Indiana, LLC, and authorized the public bidding process for CEP – Chiller Upgrades at the Indianapolis International Airport.

On March 16, 2022, the IAA staff received one bid. The project contained a base bid and one alternate bid for CEP – Chiller Upgrades. Johnson Controls, Inc. was the lowest responsive and responsible bidder in the amount of \$743,350.0 for the base bid and \$510,270.00 for Alternate No. 1.

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 on other projects and successfully implemented to ensure timely approval of minor changes necessary due to unforeseen conditions and circumstances. There are sufficient dollars within this project's budget to accommodate the funding of a construction reserve. Change orders exceeding the construction reserve will be submitted to the IAA Board for approval

Scope

Upgrades to CEP - Chiller No. 3, including adding a VFD.

Budget

The Johnson Controls, Inc. contract is \$1,253,620,00 which is within the approved 2022 Capital Budget for CEP – Chiller Upgrades.

CEP - Chiller Upgrades

Contract Amount (including 10% reserve)	\$	1,378,982.00
Design (including survey and geotechnical)		18,985.00
Advertisements for Bid		230.00
Total Anticipated Project Cost	\$	1,398,197.00

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.

Supplier Diversity Participation

Due to the special nature of the work on CEP – Chiller Upgrades, we do not anticipate supplier diversity participation.

Recommendation

Staff recommends the IAA Board consider for approval an award of contract for CEP – Chiller Upgrades at Indianapolis International Airport to Johnson Controls, Inc. in an amount not-to-exceed \$1,253,620.00 plus a 10% construction reserve of \$125,362.00 for a total of \$1,378,982.00.



BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

From: Jarod Klaas, P.E., Senior Director of Planning & Development, and Drew Genneken, Deputy Director of Planning and Development

Date: April 5, 2022

Board Date: April 15, 2022

Subject: Award Construction Contract to Grady Brothers, Inc. for Rehabilitate Northwest T-Hangar Taxilanes at Eagle Creek Airpark (Project No. E-21-049)

Background

The northwest t-hangar taxi lanes at Eagle Creek Airpark were constructed in 1992. In order to maintain their integrity and serviceability and maintain a safe operating environment for tenants, the taxi lanes require pavement rehabilitation. Performing the repairs will preserve the pavement long-term and protect these revenue-producing assets.

On May 10, 2021, the Executive Director approved a Professional Services Contract with Crawford, Murphy & Tilly (CMT) to provide design services for the Rehabilitate Northwest T-Hangar Taxilanes project at Eagle Creek Airpark.

On March 3, 2022, the Indianapolis Airport Authority (IAA) Executive Director approved plans and specifications prepared by CMT and authorized the public bidding process for Rehabilitate Northwest T-Hangar Taxilanes at Eagle Creek Airpark.

On April 1, 2022, the IAA staff received two (2) bids. The project contained a base bid and two alternate bids. To align the work with the available funding, this contract consists of the base bid and an alternate one (1). The bids for base bid and alternate one (1) ranged from \$1,024,112.50 to \$1,454,665.00. Grady Brothers, Inc. was the lowest responsive and responsible bidder in the amount of \$1,024,112.50 for the base bid and alternate one.

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

Scope

Pavement repairs, milling, paving, concrete curbs, and sidewalk repairs.

Budget

The Grady Brothers, Inc. contract is \$1,024,112.50, which is within the 2022 Capital Budget for Rehabilitate Northwest T-Hangar Taxilanes at Eagle Creek Airpark.

Rehabilitate Northwest T-Hangar Taxilanes

Contract Amount (including 10% reserve)	\$	1,126,523.75
Design (including survey and geotechnical)		120,012.06
Advertisements for Bid		320.00
Inspection (Estimated)		65,151.24
Total Anticipated Project Cost	\$	1,312,007.05

Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount				%			
	DBE	MBE	WBE	VBE	DBE	MBE	WBE	VBE
CMG Trucking	\$ 160,198.00	\$ -	\$ 160,198.00	\$ -	15.64%	0.00%	15.64%	0.00%
Earth Images	17,879.00	-	17,879.00	-	1.75%	0.00%	1.75%	0.00%
Indiana Sign & Barricade	5,100.00	-	5,100.00	-	0.50%	0.00%	0.50%	0.00%
CE Hughs	30,112.00	-	30,112.00	-	2.94%	0.00%	2.94%	0.00%
Totals	\$ 213,289.00	\$ -	\$ 213,289.00	\$ -	20.83%	0.00%	20.83%	0.00%

Recommendation

Staff recommends the IAA Board of Directors consider for approval an award of contract for Rehabilitate Northwest T-Hangar Taxilanes at Eagle Creek Airpark to Grady Brothers, Inc. in an amount not-to-exceed \$1,024,112.50 plus a 10% construction reserve of \$102,411.25 for a total of \$1,126,523.75. Grady Brothers, Inc. was the lowest responsive and responsible bidder. Supplier diversity participation is DBE 20.83% (CMG Trucking, Earth Images, Indiana Sign & Barricade, CE Hughes), WBE 20.83% (CMG Trucking, Earth Images, Indiana Sign & Barricade, CE Hughes).



BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

From: Jarod Klaas, P.E., Senior Director of Planning & Development and Drew Genneken, Deputy Director of Planning and Development

Date: April 5, 2022

Board Date: April 15, 2022

Subject: Award Construction Contract to ERMCO, Inc. for Electrical Vehicle (EV) Charging Stations in Garage and Lots at Indianapolis International Airport (Project No. I-21-085)

Background

To enhance the customer experience and recognize the increasing number of Electric Vehicles (EVs) throughout the United States, the number of EV charging stations at the Indianapolis International Airport (IND) will be increased. Providing this equipment is both an environmental and a customer service initiative. Level 2 chargers, which can fully charge a standard vehicle in 8 – 12 hours, and Level 3 chargers, which can charge vehicles in .5 – 1.5 hours, will be offered to customers at no cost.

On February 24, 2022, the Indianapolis Airport Authority (IAA) Executive Director approved plans and specifications prepared by Applied Engineering and authorized the public bidding process for Electrical Vehicle Charging Stations in Garage and Lots at Indianapolis International Airport.

On March 21, 2022, the IAA staff received four (4) Bids. The project contained a base bid and four (4) alternates. To align the work with the available funding, this contract consists of the base bid and the alternates. The bids with alternates ranged from \$1,184,685.00 to \$1,450,175.00. The apparent low bidder was dismissed due to failure to meet the Supplier Diversity Good Faith Effort (GFE) requirements; therefore, ERMCO Inc. was declared the lowest responsive and responsible bidder in the amount of \$1,222,700.00.

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

Scope

The installation of Level 2 and Level 3 EV charging stations in the IND Parking Garage including all necessary electrical infrastructure. Alternate bid items will include the installation of electrical infrastructure and twenty (20) Level 2 charging stations on Level 5 in the former Blue Indy location.

Budget

The ERMCO, Inc. contract is \$1,222,700.00 which is within the 2022 Capital Budget for Electrical Vehicle (EV) Charging Stations in Garage and Lots at Indianapolis International Airport.

Electrical Vehicle (EV) Charging Stations in Garage and Lots

Contract Amount (including 10% reserve)	\$	1,344,970.00
Design (including survey and geotechnical)		49,612.00
Advertisements for Bid		489.00
Materials Testing		19,531.00
Total Anticipated Project Cost	\$	1,414,602.00

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
Dallman Contractors	\$ -		\$ 199,760.00	0.00%	0.00%	16.34%
A TEC	311,603.00	-	-	25.48%	0.00%	0.00%
Totals	\$ 311,603.00	\$ -	\$ 199,760.00	25.48%	0.00%	16.34%

Recommendation

The IAA Staff recommends the IAA Board consider for approval an award of contract for Electrical Vehicle (EV) Charging Stations in Garage and Lots at Indianapolis International Airport to ERMCO Inc, in an amount not-to-exceed \$1,222,700.00 plus a 10% construction reserve of \$122,700.00 for a total of \$1,344,970.00. ERMCO, Inc. was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 25.48% (ATEC) and VBE 16.34% (Dallman Contractors).