



IAA Board of Directors Meeting Agenda

April 19, 2024

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 Meeting of March 15, 2024.**
- III. **Ordinances, Resolutions, and Public Hearings**
 - a) **Public hearing for General Ordinance 01-2024**, concerning Indianapolis Airport Authority’s 2024 Rates and Charges Ordinance, specifically for Parking Rates, as described in Board Memo BP2024-04-01.
 - b) **Consider for Approval and Adoption General Ordinance 01-2024**, concerning Indianapolis Airport Authority’s 2024 Rates and Charges Ordinance, specifically for Parking Rates, as described in Board Memo BP2024-04-01.
 - a) **Introduction of General Ordinance 02-2024**, concerning Regulating Speech Activities at Indianapolis Airport Authority Airports, as described in Board Memo BP2024-04-02.
- IV. **Board Reports**

Board President’s Report
- V. **Official Actions**

Consider for approval, the individual items on the IAA General Agenda dated April 19, 2024.
- VI. **Staff Reports**
 - a) Executive Director’s Report (Submitted in writing)
 - i. Visit Indy ROSE Award Honorees – Chris Hammer & Terry Hill
 - ii. IND has the Best Wi-Fi in North America
 - iii. Polka Dots & Moonbeams: A Tribute to Wes Montgomery Blue Skies Dedication
 - iv. Indy Airport, INARF, Ability Indiana Honor Local Artists with Disabilities
 - v. April 8th Total Solar Eclipse
 - vi. Spring Break Travel Recap
- VII. **Other Reports and Updates**
 - a) **Board Communications: *Next Meeting: Friday, May 17, 2024, 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 March 15, 2024, 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
Mamon Powers, Secretary
Kurt Schleiter, Member
Jeffrey Gaither, Member
Duane Gibbs, Member
W. Tobin McClamroch, Member (attending remotely)
Eric Dozier, Member (attending remotely)
Ryan Goodwin, Member
Brett Voorhies, Member
Tamika Catchings, Member
Brian Tuohy, I.A.A. Board Counsel

I.A.A. Executive Staff attending:

Mario Rodriguez, Executive Director
Keith Berlen, Sr. Director of Operations and Public Safety
Alexandra Kalpakidis, Sr. Executive Assistant
Maria Wiley, Sr. Director of Audit, Compliance & Procurement
Rachel Stevens, Sr. Director of Human Resources
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
Reid Goldsmith, Sr. Director of Information Technology
Marsha Wurster, Sr. Director of Commercial Enterprise
Holli Harrington, Sr. Director of Supplier Diversity and Diversity Officer

APPROVAL OF MINUTES

President Glass asked for a motion for approval. A motion for approval was made by Mr. Voorhies and seconded by Mr. Powers. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," the Meeting Minutes of the IAA Board Meeting on February 16, 2024, were approved.

ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS

President Glass called upon Keith Berlen, Sr. Director for Operations & Public Safety, for the introduction of General Ordinance 01-2024, an update to the Indianapolis Airport Authority's 2024 Rates and Charges Ordinance, as more particularly described in Board Memo [BP2024-03-01](#).

President Glass then called upon Marsha Wurster, Sr. Director of Commercial Enterprise, to present for public hearing, a certain Real Estate Sale Agreement with Site 3 West, LLC for the sale of land located at 8215 West Washington Street in Indianapolis, Indiana, for a total sale amount of \$262,000.00, as more particularly described in [BP2024-3-02](#). President Glass opened the public hearing. There being no public comments, President Glass closed the public hearing. President Glass then called for a motion for approval of [BP2024-03-02](#). A motion for approval was made by Mr. Goodwin and seconded by Mr. Powers. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," [BP2024-03-02](#) was unanimously approved.

BOARD REPORTS

Board President's Report - President Glass reported that all subcommittees of the Board had filed their annual reports.

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED March 15, 2024:

President Glass called upon Jonathan Weinzapfel, General Counsel, to present for consideration and approval, [BP2024-03-03](#), consisting of Action Item #1, Amendment No. 3 to the Professional Services Contract with CSO, Inc. for the Terminal Connected Airport Hotel at the Indianapolis International Airport in an amount not-to-exceed \$4,129,640.00 (fees and expenses). Supplier diversity participation is MBE 9.82% (HCO Inc., Paul I. Cripe, and RLR), WBE 11.02% (Carson Design, Context, and Loftus Engineering, Inc.), and VBE 4.31% (Guidon); Action Item #2, Amendment No. 1 to the Construction Manager as Constructor Contract with Shiel Sexton Company, Inc. for the Terminal Connected Airport Hotel at the Indianapolis International Airport in an amount not-to-exceed \$1,144,505.00 (fees and expenses). Supplier diversity participation for preconstruction phase services is MBE 11.88% (Cornerstone Construction Group, LLC, Tikur Solutions, LLC and The Darden Group, LLC); Action Item #3, Amendment No. 2 to the Hotel Management Agreement with Wischermann Partners, Inc. for the Terminal Connected Airport Hotel at the Indianapolis International Airport, in a monthly amount of \$32,000.00, not-to-exceed \$320,000.00 (fees and expenses); and Action Item #4, Amendment No. 2 to the Professional Services Contract with The Louderback Group, LLC for the Terminal Connected Airport Hotel at the Indianapolis International Airport, at an hourly rate not-to-exceed \$200,000.00 (fees and expenses).

President Glass asked for a motion for approval of [BP2024-03-03](#) Action Item #1. A motion for approval was made by Mr. Gaither and seconded by Mr. Voorhies. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-03-03](#) Action Item #1. She then asked for a motion for approval for [BP2024-03-03](#) Action Item #2. A motion for approval was made by Mr. Goodwin and seconded by Mr. Dillinger. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-03-03](#), Action Item #2. She then asked for a motion for approval of [BP2024-03-03](#), Action Item #3. A motion for approval was made by Ms. Catchings and seconded by Mr. Gibbs. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-03-03](#), Action Item #3. She then asked for a motion for approval of [BP2024-03-03](#) Action Item #4. A motion for approval was made by Mr. Voorhies and seconded by Mr. McClamroch. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-03-03](#), Action Item #4.

President Glass called upon Jarod Klaas, Sr. Director of Planning and Development, to present for consideration and approval, [BP2024-03-04](#), an award of contract for Corporate Hangar Development Infrastructure – Phase II at Indianapolis Regional Airport to Dave O’Mara Contractor, Inc. in an amount not-to-exceed \$1,474,000.00 plus a 10% construction reserve of \$147,400.00 for a total of \$1,621,400.00. Dave O’Mara Contractor Inc. was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 2.47% (Bibbs Hauling), WBE 7.96% (Busch Landscaping, CE Hughes, Protection Plus, and Indy Pavement), and VBE 2.04% (Schaefer Trucking). President Glass asked for a motion for approval for [BP2024-03-04](#). A motion for approval was made by Mr. Schlater and seconded by Mr. Gaither. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-03-04](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, [BP2024-03-05](#), Amendment No. 5 with Ghafari Associates, LLC for Cargo Building Expansion at Indianapolis International Airport in an amount not-to-exceed \$21,250.00. President Glass asked for a motion for approval for [BP2024-03-05](#). A motion for approval was made by Mr. Goodwin and seconded by Ms. Catchings. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-03-05](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, [BP2024-03-06](#), Amendment No. 2 with Kimley-Horn & Associates, Inc. for Pavement Monitoring for Runway 5R-23L & Taxiway D (Strengthening and Capacity Enhancement) at Indianapolis International Airport in a Lump Sum amount of \$177,835.00 (fees and expenses). President Glass asked for a motion for approval for [BP2024-03-06](#). A motion for approval was made by Mr. Dillinger and seconded by Mr. Schlater. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-03-06](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, [BP2024-03-07](#), Amendment No. 5 with Burns & McDonnell Engineering Company, Inc. for CEP – Boiler Rebuild at Indianapolis International Airport in an amount not-to-exceed \$40,683.00 (fees and expenses). Supplier diversity participation is MBE 14.26% (CMID, Inc.), and WBE 33.03% (Advanced Engineering Consultants). President Glass asked for a motion for approval for [BP2024-03-07](#). A motion for approval was made by Mr. Gaither and seconded by Mr. Schlater. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-03-07](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, [BP2024-03-08](#), Amendment No. 3 with CHA Consulting, Inc. for International Arrivals Building (Bldg. 3) Apron Pavement Rehabilitation at Indianapolis International Airport in an amount not-to-exceed \$194,121.00. Supplier diversity participation is MBE 16.33% (JQOL, Inc. and CTL Engineering) and WBE 0.90% (Protection Plus and Repro Graphix). President Glass asked for a motion for approval for [BP2024-03-08](#). A motion for approval was made by Mr. Powers and seconded by Mr. Goodwin. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-03-08](#).

President Glass then called upon Ms. Wurster to present for consideration and approval, [BP2024-03-09](#), Amendment No. 2, with The Etica Group, Inc. for Restroom Renovations in Terminal and Concourses at Indianapolis International Airport in an amount not-to-exceed \$1,523,285.00. Supplier diversity participation is WBE 62.40% (The Etica Group, Inc. and McGee Designhouse). President Glass asked for a motion for approval for [BP2024-03-09](#). A motion for approval was made by Mr. Dillinger and seconded by Mr. Goodwin. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-03-09](#).

STAFF REPORTS

Executive Director's Report – Mario Rodriguez, E.D, announced that he had submitted a written report.

- a) Executive Director's Report (Submitted in writing)
 - I. ACI-NA Best Medium Sized Airport
 - II. Indiana Chamber - Best Places to Work in Indiana list for 2024
 - III. Core Value Winners
 - IV. Three Construction Awards at the American Concrete Pavement Association
 - V. 2024 Everyday Safety Hero Award – Andy Burnett

Other Reports/Updates

- a.) Board Communications: Next Meeting: Friday, April 19, at 8:00 am.

ADJOURNMENT

Meeting adjourned at 8:19 am.

The March 15, 2024, Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:

https://zoom.us/rec/share/smCFywgZrEo9srYmD5RBzYUIJaTIV-u-eZ882BbTxrhWsQd_oh9BD4zFZ0kh5sH1.o0WGINBIYt3F-q4O

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INDIANAPOLIS AIRPORT AUTHORITY *

By: _____

Barbara Glass, President

DATED: April 19, 2024

By: _____

Mamon Powers III, Secretary

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



BOARD MEMO – RATES AND CHARGES

To: IAA Board of Directors

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

Date: April 9, 2024

Board Date: April 19, 2024

Subject: General Ordinance 01-2024, Rates and Charges - Parking

Background

The Indianapolis Airport Authority (IAA) staff retained WGI, Inc. through a Request for Proposals (RFP) to perform a parking rate analysis and recommendation. WGI, Inc. studied other airport parking pricing, local pricing, comparisons to the Consumer Price Index and considered the IAA's strategic goals. The recommendation is to adjust the Valet parking rate from \$27 to \$32 per day and the Garage Daily from \$20 to \$23 per day. There is no recommended change to the Economy Lot \$9 per day rate and the Park & Walk Lot \$14 per day rate. These economical parking products will remain the same for our cost-conscious passengers.

This rate recommendation was strategically priced so that our passengers would continue to feel value for the money they spent while increasing revenue to pay for customer service enhancements. The parking rate adjustment will provide an estimated \$5M annual revenue.

<u>Parking Product</u>	<u>Current</u>	<u>Proposed</u>	<u>Increase Amount</u>
Valet	\$27	\$32	\$5
Garage Daily	\$20	\$23	\$3
Park & Walk Lot	\$14	\$14	\$0
Economy Lot	\$9	\$9	\$0

Scope

This rate recommendation is an amendment to the General Ordinance 03-2023 regarding the Rates and Charges for 2024.

Schedule

March 15, 2024 General Ordinance No. 01-2024 is introduced at the IAA Board Meeting

April 19, 2024 Public Hearing and Consideration for Adoption of said Ordinance

June 1, 2024 Parking Rate to go into effect

Revenue and Operating Cost Implications

The rate recommendation would generate an estimated \$5M in parking revenue. Parking revenue is anticipated to incur \$66.5M in revenue for 2024. This rate adjustment would increase parking revenue to \$71.5M annually.

Recommendation

The IAA staff recommends that the IAA Board of Directors consider the approval and adoption of the attached General Ordinance No. 01-2024.



BOARD MEMO – ORDINANCE INTRODUCTION

To: IAA Board of Directors

From: Jonathan Weinzapfel, General Counsel

Date: April 12, 2024

Board Date: April 19, 2024

Subject: Introduction of General Ordinance No. 2-2024, Regulating Speech Activities at Indianapolis Airport Authority Airports

Background

Almost 50 years ago, the Board of the Indianapolis Airport Authority (“IAA Board”) adopted General Ordinance No. 3-1977, establishing procedures and regulations for the exercise of constitutional freedoms at its airports. Since that time, courts have established that airports are non-public fora with the primary purpose of facilitating commercial air travel, and as such, subject to the reasonable regulation of free speech. This proposed General Ordinance No. 2-2024 would update and replace the 1977 Ordinance.

Attached to this memo are General Ordinance No. 3-1977 and a draft of proposed General Ordinance No. 2-2024. There are many differences between these two documents. Most importantly, the new Ordinance clearly states that the primary purpose of the IAA’s airports is to facilitate safe, orderly, and efficient transportation of the traveling public and cargo, and such airports are nonpublic fora that can adopt reasonable time, place, and manner restrictions on expressive speech activity considering that primary purpose. Accordingly, the Ordinance is drafted with a narrower scope and application with clearer guidelines for permittees. The new Ordinance removes a requirement that the IAA seek a judicial determination as to whether a denial of a permit application is appropriate; it now prohibits the direct solicitation of funds; it deletes a requirement for a permittee to obtain insurance; and it eliminates financial penalties for violations of the Ordinance. It also places responsibility for approving or denying permits with the Chief of Police instead of the Executive Director with clear expectations on the information required in the application for a permit and the deadlines for submitting and approving it.

Schedule

The proposed Ordinance will be introduced at the IAA Board’s April meeting. After a public hearing at the IAA Board’s May meeting, the IAA Board may move to adopt the Ordinance.

April 19, 2024
May 17, 2024

Introduction of General Ordinance No. 2-2024
Public Hearing/Consideration for Adoption of said Ordinance

Recommendation

The IAA staff recommends that the IAA Board of Directors consider the approval and adoption of the attached General Ordinance No. 02-2024.



**IAA Board Meeting
General Agenda
April 19, 2024**

General:

BP2024-04-03 **Consider for approval** the Agreement and Lease of Premises between the Indianapolis Airport Authority and Alaska Airlines, Inc., Allegiant Air, LLC., American Airlines, Inc., Delta Air Lines, Inc., FedEx Express Corporation, Frontier Airlines, Inc., Southwest Airlines Co., Spirit Airlines, and United Airlines, Inc.

BP2024-04-04 **Consider for approval** the Fourth Amendment to the aircraft maintenance and parts storage Lease Agreement with Delta Air Lines, Inc., as managed by Endeavor Air for a term of two (2) years, terminating on December 31, 2025, with an option to extend the Lease for one additional term of one year.

BP2024-04-05 **Consider for approval** the Second Amendment to Cash Farm Lease Agreement with Gene Brune d/b/a Brune Farms for a Term of two (2) years and eight (8) months, commencing May 1, 2024.

BP2024-04-06 **Consider for approval** a Contract for Services with Midwest Landscape Industries, Inc. for Landscaping Services at Indianapolis International Airport in an amount not-to-exceed \$328,870.16 (fees and expenses). Supplier diversity participation is MBE 18.95% (Stowe's Mowing & Landscaping, LLC), WBE 9% (TMT, Inc.).

Capital:

BP2024-04-07 **Consider for approval** an award of contract for Storage Building Upgrades at Hendricks County Airport (2R2) to Evans Development Co. in an amount not-to-exceed \$247,717.50 plus a 10% construction reserve of \$24,771.75 for a total of \$272,489.25. Evans Development Co. was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 10.18% (ATEC) and WBE 2.32% (Door Service of Indiana and Laura Kopetsky Tri-Ax).

- BP2024-04-08** **Consider for approval** an award of contract for CEP – Boiler Rebuild at Indianapolis International Airport to Custom Mechanical Systems Corp. in an amount not-to-exceed \$10,215,000.00 plus a 10% construction reserve of \$1,021,500.00 for a total of \$11,236,500.00. Custom Mechanical Systems Corp. was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 74.17% (Custom Mechanical Systems, and Harmon Steel).
- BP2024-04-09** **Consider for approval** an award of contract for Buildings 611 thru 615 (QTA Facilities) - HVAC, Parking Lots, and Water System at the Indianapolis International Airport to Evans Development Company Inc. in an amount not-to-exceed \$5,799,973.94, plus a 10% construction reserve of \$579,997.39 for a total of \$6,379,971.33. Supplier diversity participation is MBE 11.72% (Robert Haines Co., Inc, Price Construction Group and Mitchell & Sons Construction), and WBE 6.25% (B&E Painting, Door Services of Indiana, Kopetsky Tri-Ax, and Zurbuch Development).
- BP2024-04-10** **Consider for approval** a Delegation of Authority to the IAA Executive Director to approve a Construction Contract for International Arrivals Building (IAB) – Apron Pavement Rehabilitation at Indianapolis International Airport.
- BP2024-04-11** **Consider for approval** Amendment No. 1 with Butler, Fairman & Seufert, Inc. for International Arrivals Building (Bldg. 3) Apron Pavement Rehabilitation Phase 2 at Indianapolis International Airport in an amount not-to-exceed \$137,131.18. Supplier diversity participation is MBE 5.05% (CTL Engineering) and WBE 18.45% (The Resolution Group).
- BP2024-04-12** **Consider for approval** Amendment No. 1 with Resource International, Inc. for Rehabilitate Airport Roads & Lots - 2024 at Indianapolis International Airport in an amount not-to-exceed \$321,634.02. Supplier diversity participation is MBE 14.97%, (SJCA) WBE 10.50% (The Etica Group), and VBE 3.37% (Roger Ward Engineering).



BOARD MEMO – AIRLINE USE AGREEMENT

To: IAA Board of Directors

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

Date: April 1, 2024

Board Date: April 19, 2024

Subject: Agreement and Lease of Premises (AUA Agreement)

Background

The Indianapolis Airport Authority’s (IAA) 2019-2023 AUA Agreement with the signatory cargo and passenger airlines (Airlines) for use of the terminal, aircraft apron, and airfield areas expired on December 31, 2023. Negotiation of new 2024-2026 AUA Agreement business terms concluded between the IAA and Airlines in November 2023. To accommodate the lengthy approval processes of the Airlines, each Airline provided written acceptance to be billed starting January 1, 2024, under the terms of the new AUA Agreement until the agreements were executed and approved by IAA’s Board of Directors.

A summary of the significant business terms of the “expired” vs. “new” AUA Agreement is shown below:

- | <u>Expired</u> | <u>New</u> |
|---|---|
| <ul style="list-style-type: none"> ▪ 5 Year Term (2019-2023) <ul style="list-style-type: none"> ▪ No extension provision | <ul style="list-style-type: none"> ▪ 3 Year Term (2024 – 2026) <ul style="list-style-type: none"> ▪ 1 year mutual extension w CPI escalation of \$28,000,000 capital cash flow generation |
| <ul style="list-style-type: none"> ▪ Commercial Compensatory model w/ revenue share & extra-ordinary coverage | <ul style="list-style-type: none"> ▪ Commercial Compensatory model w/ revenue share & extra-ordinary coverage |
| <ul style="list-style-type: none"> ▪ Capital cash flow generation: <ul style="list-style-type: none"> ▪ \$24,000,000 / yr ▪ supplemental capital possible but not certain | <ul style="list-style-type: none"> ▪ Capital cash flow generation: <ul style="list-style-type: none"> ▪ \$28,000,000 / yr ▪ supplemental capital of approximately \$3,500,000 / yr ▪ downside protection of the \$28,000,000 / yr |
| <ul style="list-style-type: none"> ▪ MII vote required for capital projects which exceed \$100,000,000 & operating capital limit of \$250,000 | <ul style="list-style-type: none"> ▪ MII vote required for capital projects which exceed \$100,000,000 & operating capital limit of \$250,000 |
| <ul style="list-style-type: none"> ▪ Revenue share 88% terminal / 12% airfield | <ul style="list-style-type: none"> ▪ Revenue share 85% terminal / 15% airfield |
| <ul style="list-style-type: none"> ▪ Joint use space allocation 80% / 20% | <ul style="list-style-type: none"> ▪ Joint use space allocation 87.5% / 12.5% |

Scope

The new AUA Agreement is structured as a three-year agreement with a single one-year extension period. The lease will govern the method by which Airline rates & charges are calculated through the lease term (including the extension period).

This Board Memo presents the individual Airline executed AUA Agreements for consideration and approval by the IAA Board of Directors. All previous signatory Airlines (Alaska Airlines, Inc., Allegiant Air, LLC., American Airlines, Inc., Delta Air Lines, Inc., FedEx Express Corporation, Frontier Airlines, Inc., Southwest Airlines Co., Spirit Airlines, and United Airlines, Inc.) except Cargolux Airlines International S.A. have executed AUA Agreements. Cargolux converted to a non-signatory carrier effective January 1, 2024.

Recommendation

Consider for approval the Agreement and Lease of Premises between the Indianapolis Airport Authority and Alaska Airlines, Inc., Allegiant Air, LLC., American Airlines, Inc., Delta Air Lines, Inc., FedEx Express Corporation, Frontier Airlines, Inc., Southwest Airlines Co., Spirit Airlines, and United Airlines, Inc.



BOARD MEMO – FOURTH AMENDMENT TO LEASE AGREEMENT WITH DELTA AIR LINES, INC.

To: IAA Board of Directors

From: Marsha (Stone) Wurster, Sr. Director of Commercial Enterprise

Date: April 2, 2024

Board Date: April 19, 2024

Subject: Fourth Amendment to Lease Agreement with Delta Air Lines, Inc.

Background

This Board Paper and Fourth Amendment to Lease Agreement with Delta Air Lines, Inc. (Delta) are being presented to the Indianapolis Airport Authority Board for a term extension and rental adjustment.

This Lease Agreement was originally executed on July 15, 2014 with Delta to facilitate their aircraft parts and equipment storage needs within the terminal building. The storage and management of aircraft parts within the premises is managed through Delta's wholly owned subsidiary, Endeavor Air.

This Fourth Amendment extends the term of the Lease Agreement through December 31, 2025, with an option to extend for one additional term of one-year. Rental for the term is set at the Signatory Terminal Rental Rate as established by the General Ordinance, adjusted annually.

The annual rental associated with this Amendment exceeds the delegated authority of the Executive Director.

Scope

To approve and execute the Fourth Amendment to Lease Agreement with Delta Air Lines, Inc., for a term extension of two (2) years terminating on December 31, 2025, with an option to extend the Lease for one additional term of one-year.

Schedule

April 19, 2024: Upon approval, IAA Board execution of the Fourth Amendment to Lease Agreement with Delta Air Lines, Inc.

Revenue and/or Operating Cost Implications

Revenue:

January 1, 2024 – December 31, 2024

3,315.0 sq. ft. x \$109.21 sq. ft. = \$362,031.15 per year,
payable at \$ 30,169.26 per month

Rental rate adjusted each January 1st to the Signatory Terminal Rental Rate established by General Ordinance.

Operating Cost:

Authority provides heat, electricity, water and air conditioning to the Leased Premises. These costs are considered in establishing the annual rates and charges for airline space in the terminal.

Supplier Diversity Participation

N/A

Decision Making Process / Alternatives

- To execute the Fourth Amendment to Lease Agreement as requested by Delta Air Lines.
- To not execute this Lease Amendment; however, the lease would continue on a month-to-month basis as this space is needed by Delta.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval the Fourth Amendment to the aircraft maintenance and parts storage Lease Agreement with Delta Air Lines, Inc., as managed by Endeavor Air for a term of two (2) years, terminating on December 31, 2025, with an option to extend the Lease for one additional term of one year.



Indianapolis Airport Authority

BOARD MEMO – SECOND AMENDMENT TO CASH FARM LEASE AGREEMENT

To: IAA Board of Directors

From: Marsha (Stone) Wurster, Sr. Director of Commercial Enterprise

Date: March 26, 2024

Board Date: April 19, 2024

Subject: Second Amendment to Cash Farm Lease Agreement with Gene Brune d/b/a Brune Farms

Background

This Board Paper and Second Amendment to Cash Farm Lease Agreement with Gene Brune d/b/a Brune Farms are being presented to the Indianapolis Airport Authority Board for a term extension, modifications to the Leased Premises, and rental adjustment.

Brune Farms was originally selected via an RFP issued and awarded by the IAA in 2021. Brune Farms has been a valuable partner to the Authority and continues to practice prudent land management.

This Second Amendment extends the term of the Lease Agreement through December 31, 2026, increases the tillable acreage by 234 acres to a new overall total of 1,637.5 acres, and adjusts the rental from \$390 per acre to \$395 per acre. An additional 3.5 acres of tillable land will also be brought into production by Brune Farms beginning January 1, 2025, bringing overall tillable acreage total to 1,641 acres which is shown in the attachment to this Board Memo.

The increase in tillable acreage (234 acres) is due to the Authority's purchase of farmland adjacent to the airport in support of long-term strategies of the Authority and Indianapolis Regional Airport as approved by the Reliever Airports Committee in 2023.

Scope

To approve and execute the Second Amendment to Cash Farm Lease Agreement with Gene Brune d/b/a Brune Farms. The term of this Second Amendment is for a period of two years and eight months commencing May 1, 2024 and terminating on December 31, 2026.

Schedule

April 19, 2024: Upon approval, IAA Board execution of the Second Amendment to Cash Farm Lease Agreement with Gene Brune d/b/a Brune Farms

Revenue and/or Operating Cost Implications

Revenue:

In 2024, Brune Farms will pay Authority \$395.00/acre x 1,637.5 acres = \$646,812.50 in annual rental fees. This is an increase of \$99,447.50 in total rentals over the previous year.

Beginning 2025 through the remainder of the term, Brune Farms will pay Authority \$395.00/acre x 1,641 acres = \$648,195.00 in annual rental fees.

Operating Cost:

There are no operating costs to the Authority.

Supplier Diversity Participation

N/A

Decision Making Process / Alternatives

- To execute the Second Amendment to Cash Farm Lease Agreement with Brune Farms.
- To not execute this Lease; however, applicable land at Indianapolis Regional Airport would not be farmed, eliminating revenue associated with this Cash Farm Lease Agreement.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval the Second Amendment to Cash Farm Lease Agreement with Gene Brune d/b/a Brune Farms for a Term of two (2) years and eight (8) months, commencing May 1, 2024.



Indianapolis Airport Authority

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: April 5, 2024

Board Date: April 19, 2024

Subject: Approval of Contract for Services Award to Midwest Landscape Industries, Inc. for Landscaping Services at the Indianapolis International Airport

Background

On February 16, 2024, the Indianapolis Airport Authority (IAA) issued a qualifications-based Request for Proposals (RFP) to select a company for Landscaping Services, with responses due on March 14, 2024. Eight (8) proposals were received. A review committee made up of seven (7) IAA representatives reviewed and ranked the proposals, with Midwest Landscape Industries, Inc. being ranked by the committee as the best qualified to provide the services needed.

Scope

Perform services to include, but not be limited to: the clearing of all landscape and all turf areas of debris and trash; the performance of all finish mowing, weed eating, edging, trimming, and blowing; the introduction of color to enhance the landscape by the use of annual, perennial, and bulb plantings; the maintaining of all flower beds and planters; the maintaining of all shrubs, yews, and trees; the performance of all chemical applications, e.g., herbicides and insecticides; the operation and maintenance of the irrigation system; the watering of all designated areas not in the sphere of the irrigation system; proper removal and disposal of cleared, debris and trash, brush and vegetation trimming; and to perform such services in accordance with all requirements of the Authority and current local, state, and federal laws.

Budget

The contract is \$328,870.16, which will be financed through the operating budget and has been approved by the budget holder.

Schedule

Contract award anticipated April 19, 2024, with a contract expiration date of April 30, 2027. Prior to the expiration of the Term or any renewal term, the IAA may elect to extend this Agreement, in whole or in part, for a period of one (1) year. Any such renewal shall be subject to the same terms and conditions set forth in this Agreement. In no event shall any Renewal Term exceed the Term of the original agreement. The cumulative term of the Agreement, including any renewals, shall not exceed two (2) years.

Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Stowe's Mowing & Landscaping, LLC	\$ 62,320.00	\$ -	\$ -	18.95%	0.00%	0.00%
TMT, Inc.	-	29,598.31	-	0.00%	9.00%	0.00%
Totals	\$ 62,320.00	\$ 29,598.31	\$ -	18.95%	9.00%	0.00%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval a Contract for Services with Midwest Landscape Industries, Inc. for Landscaping Services at Indianapolis International Airport in an amount not-to-exceed \$328,870.16 (fees and expenses). Supplier diversity participation is MBE 18.95% (Stowe's Mowing & Landscaping, LLC), WBE 9% (TMT, Inc.).



BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: April 8, 2024

Board Date: April 19, 2024

Subject: Award Construction Contract to Evans Development Company, Inc. for Storage Building Upgrades at Hendricks County Airport (Project No. K-24-098)

Background

The storage building at the Hendricks County Airport (2R2) was built to house maintenance equipment utilized by the operation and maintenance teams. The original design for the building included overhead doors, lighting, and electrical connections; however, due to budgetary constraints, these items were not included in the construction. The proposed upgrades for the storage building will install these items.

On August 25, 2023, the Senior Director of Planning and Development approved task orders with Burns & McDonnell Engineering Co., Inc. through their 2023 On-Call Professional Services Contract for the development of plans and specifications for bidding the Storage Building Upgrades at Hendricks County Airport 2R2.

On November 22, 2023, the Indianapolis Airport Authority (IAA) Executive Director approved plans and specifications prepared by Burns & McDonnell Engineering Co., Inc. and authorized the public bidding process for the Storage Building Upgrades at the Hendricks County Airport.

On December 18, 2023, the IAA staff received 2 bids. The project contained a base bid and 2 additive alternates. This contract consists of a base bid and 2 additive alternates. The bids ranged from \$247,717.50 to \$277,500.00. Evans Development Co. (EDCO) was the lowest responsive and responsible bidder in the amount of \$247,717.50 for the base bid and 2 additive alternates.

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

Installation of an overhead door, upgrades to electrical and lighting, site grading, and ventilation improvements to storage buildings

Budget

The EDCO contract is \$247,717.50, which exceeds the approved 2024 Capital Budget for Storage Building Upgrades at Hendricks County Airport (2R2). Funding for this project will be accommodated through savings in other approved projects included in the 2024 Capital Budget.

Storage Building Upgrades at Hendricks County Airport

Contract Amount (including 10% reserve)	\$	272,489.25
Design/Construction Administration (Estimate)		50,172.05
Advertisements for Bid		305.67
Miscellaneous (Unallocated)		7,338.70
Inspection/Materials Testing (Estimate)		20,000.00
Total Anticipated Project Cost	\$	350,305.67

This project will be 100% Airport cash funded.

Supplier Diversity

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
A TEC	\$ 25,215.00	\$ -	\$ -	10.18%	0.00%	0.00%
Door Service of Indiana	\$ -	\$ 2,989.00	\$ -	0.00%	1.21%	0.00%
Laura Kopetsky Tri-Ax	\$ -	\$ 2,750.00	\$ -	0.00%	1.11%	0.00%
Totals	\$ 25,215.00	\$ 5,739.00	\$ -	10.18%	2.32%	0.00%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for Storage Building Upgrades at Hendricks County Airport (2R2) to Evans Development Co. in an amount not-to-exceed \$247,717.50 plus a 10% construction reserve of \$24,771.75 for a total of \$272,489.25. Evans Development Co. was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 10.18% (A TEC) and WBE 2.32% (Door Service of Indiana and Laura Kopetsky Tri-Ax).



Indianapolis Airport Authority

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: April 8, 2024

Board Date: April 19, 2024

Subject: Award Construction Contract to Custom Mechanical Systems Corp. for CEP – Boiler Rebuild at Indianapolis International Airport (Project No. I-22-048B)

Background

The Central Energy Plant (CEP), located at the Indianapolis Maintenance Center (IMC) on the northwest side of Indianapolis International Airport provides steam heat for both the IMC and the Indianapolis International Airport Terminal Building.

There are four boilers at the CEP. Boiler No. 1 is in good condition and Boiler No. 2 was replaced in 2015. This project will re-tube and replace the burner controls on Boilers No. 3 and No. 4 to extend their service life.

The initial intent of this project included the placement of a temporary boiler to provide redundancy while Boilers No. 3 and No. 4 are being rebuilt; however, during design, it was determined the cost of the temporary boiler would be unreasonably high. Therefore, it was decided to install a permanent boiler that would allow for the necessary redundancy as well as provide additional capacity for future needs.

On July 15, 2022, the Indianapolis Airport Authority (IAA) Board of Directors approved the professional services contract with Burns & McDonnell Engineering Company, Inc. (Burns & McDonnell).

On July 15, 2022, the IAA Board of Directors approved Contact Amendment No. 1 with Burns & McDonnell to provide estimates for the installation of either a permanent 75,000 pounds of steam per hour (PPH) boiler or a permanent 100,000 PPH boiler instead of installing a temporary boiler to use for heating during the project downtime. The IAA staff chose to install the 75,000 PPH boiler.

On August 18, 2023, the IAA Board of Directors approved Contact Amendment No. 2 with Burns & McDonnell to provide additional engineering services for a new 75,000 PPH water-tube permanent boiler prior to rebuilding Boilers No. 3 and No. 4.

On January 24, 2024, following the Board approved contract award for construction with Custom Mechanical Systems on December 15, 2023, the IAA Board was notified that the Executive Director approved cancellation of the contract with CMS without prejudice due to an extremely large error in their bid; which was only discovered after contract award.

On February 21, 2024, the Executive Director approved plans and specifications prepared by Burns & McDonnell and authorized the public bidding process for CEP – Boiler Rebuild project at Indianapolis International Airport.

On March 18, 2024, the IAA staff received one bid. The project contained a base bid only. Custom Mechanical Systems Corp. was the lowest responsive and responsible bidder in the amount of \$10,215,000.00. This amount is below the Engineers Opinion of Probable Cost for the work.

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

Installation of a new permanent 75,000 PPH boiler (Boiler No. 5) to serve as back-up while the contractor re-tubes and replaces the burner controls of the two 100,000 PPH boilers (Boilers No. 3 and No. 4) at the CEP. After the new boiler is commissioned, it will back up Boiler No. 4 while Boiler No. 3 is re-tubed, and its burner controls are replaced. When Boiler No. 3 is fully operational, Boiler No. 5 will back up Boiler No. 3 while Boiler No. 4 is being re-tubed and having its burner controls replaced. After the project’s completion, Boiler No. 5 will be put into rotation with the other 4 boilers as needed, to provide redundancy or excess capacity if needed.

Budget

The Custom Mechanical Systems Corp. contract is \$10,215,000.00 which is within the approved 2024 Capital Budget for CEP – Boiler Rebuild.

CEP - Boiler Rebuild

Contract Amount (including 10% reserve)	\$	11,236,500.00
Design		1,198,278.00
Advertisements for Bid		776.00
Inspection		9,660.00
Total Anticipated Project Cost	\$	12,445,214.00

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 IAA'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
Custom Mechanical Systems Corp.	\$ 7,516,886.00	\$ -	\$ -	73.59%	0.00%	0.00%
Harmon Steel	60,000.00	-	-	0.59%	0.00%	0.00%
Totals	\$ 7,576,886.00	\$ -	\$ -	74.17%	0.00%	0.00%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for CEP – Boiler Rebuild at Indianapolis International Airport to Custom Mechanical Systems Corp. in an amount not-to-exceed \$10,215,000.00 plus a 10% construction reserve of \$1,021,500.00 for a total of \$11,236,500.00. Custom Mechanical Systems Corp. was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 74.17% (Custom Mechanical Systems, and Harmon Steel).



Indianapolis Airport Authority

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: April 8, 2024

Board Date: April 19, 2024

Subject: Award Construction Contract to Evans Development Company Inc. (EDCO) for Buildings 611 thru 615 (QTA Facilities) - HVAC, Parking Lots, and Water System for at the Indianapolis International Airport (Project No. I-23-007)

Background

The Indianapolis Airport Authority (IAA) has identified the need to rehabilitate various components of Buildings 611 through 615. These buildings identified as the Quick Turnaround Facilities (QTA) are located west of the Indianapolis International Airport (IND) Terminal Building. Over the years, due to their age and continuous use, various components of the roof, water system, HVAC, and parking lots need repair or replacement.

In October 2023, the IAA staff advertised for bids for Buildings 611 thru 615 (QTA Facilities) - HVAC, Parking Lots, and Water System with the bids due on November 30, 2023. The sole bid received was higher than the Engineer's estimate and the project was rebid.

On February 26, 2024, the IAA staff received three (3) bids. The project contained only a base bid. The bids ranged from \$5,799,973.94 to \$6,014,814.00. Evans Development Company Inc. was the lowest responsive and responsible bidder in the amount of \$5,799,973.94.

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

Replacement of various lighting components, HVAC, and gas piping and structures, repairs to the masonry buildings and parking lot, extension of concrete aprons, installation of snow melting systems in front of wash bays, and remedial work to office area finishes.

Budget

The EDCO, Inc. contract is \$5,799,973.94, which is within the approved 2024 Capital Budget for Buildings 611 thru 615 (QTA Facilities) - HVAC, Parking Lots, and Water System at the Indianapolis International Airport.

Buildings 611 thru 615 (QTA Facilities) - HVAC, Parking Lots and Water System

Contract Amount (including 10% reserve)	\$	6,379,971.33
Design (including survey and geotechnical)		562,784.30
Advertisements for Bid		636.66
Inspection and Materials Testing (Estimate)		343,846.00
Total Anticipated Project Cost	\$	7,287,238.29

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
Robert Haines Co., Inc.	\$ 284,865.00	\$ -	\$ -	4.91%	0.00%	0.00%
B&E Painting	-	212,338.00	-	0.00%	3.66%	0.00%
Price Construction Group	263,739.00	-	-	4.55%	0.00%	0.00%
Door Services of Indiana	-	12,567.00	-	0.00%	0.13%	0.00%
Mitchell & Sons Construction	130,970.00	-	-	2.26%	0.00%	0.00%
Kopetsky Tri-Ax	-	82,500.00	-	0.00%	1.42%	0.00%
Zurbuch Development	-	60,000.00	-	0.00%	1.03%	0.00%
Totals	\$ 679,574.00	\$ 367,405.00	\$ -	11.72%	6.25%	0.00%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for Buildings 611 thru 615 (QTA Facilities) - HVAC, Parking Lots, and Water System at the Indianapolis International Airport to Evans Development Company Inc. in an amount not-to-exceed \$5,799,973.94, plus a 10% construction reserve of \$579,997.39 for a total of \$6,379,971.33. Supplier diversity participation is MBE 11.72% (Robert Haines Co., Inc, Price Construction Group and Mitchell & Sons Construction), and WBE 6.25% (B&E Painting, Door Services of Indiana, Kopetsky Tri-Ax, and Zurbuch Development).



Indianapolis Airport Authority

BOARD MEMO – DELEGATION OF AUTHORITY

To: IAA Board of Directors

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

Date: April 8, 2024

Board Date: April 19, 2024

Subject: Delegation of Authority to approve a Construction Contract for the International Arrivals Building (IAB) – Apron Pavement Rehabilitation Phase 2 at Indianapolis International Airport (Project No. I-22-090)

Background

The concrete apron pavement adjacent to the International Arrivals Building (IAB) at the Indianapolis International Airport has reached the end of its useful life, as documented within the most recent Pavement Management Plan (PMP) conducted in 2020. In addition, Airport Maintenance observed heaving of the pavement that necessitated an urgent repair; therefore, a construction project consisting of an asphalt overlay was deemed appropriate to restore this asset's life.

On March 7, 2024, the Deputy Director of Planning and Development approved plans and specifications prepared by CHA Consulting and authorized the public bidding process for International Arrivals Building (IAB) – Apron Pavement Rehabilitation – Phase II at Indianapolis International Airport.

In order to maintain the schedule of this project, the Indianapolis Airport Authority (IAA) staff is requesting the IAA Executive Director be given a Delegation of Authority to execute and award a construction contract for the apron pavement adjacent to the IAB.

Scope

Remove and replace deteriorated concrete slabs, full-depth replacement of a deteriorated concrete joint (including asphalt pavement milling and paving) and repairing crack and joint spalls.

Budget

Construction is estimated between \$500,000.00 and \$1,000,000.00. The range is established per Federal Acquisition Regulation Subpart 36.2.

This project will be 100% Airport cash funded.

Schedule

The contract award is anticipated in May 2024, with an expected 47 calendar days of work to complete the project.

Supplier Diversity Participation

Supplier Diversity established the following participation goals:
15% MBE, 10% WBE, and 3% VBE.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval a Delegation of Authority to the IAA Executive Director to approve a Construction Contract for International Arrivals Building (IAB) – Apron Pavement Rehabilitation at Indianapolis International Airport.



BOARD MEMO – AMENDMENT

To: IAA Board of Directors

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

Date: April 8, 2024

Board Date: April 19, 2024

Subject: Approve Amendment No. 1 to the contract with Butler, Fairman & Seufert, Inc. (BF&S) for International Arrivals Building (Bldg. 3) Apron Pavement Rehabilitation Phase 2 at the Indianapolis International Airport (Project No. I-22-090)

Background

The concrete apron pavement adjacent to the International Arrivals Building (IAB) at the Indianapolis International Airport has reached the end of its useful life, as documented within the most recent Pavement Management Plan (PMP) conducted in 2020 and field observations conducted in the fall 2023. Therefore, a construction project consisting of concrete slab removal and replacement, a full-depth crack repair in the asphalt overlay, and spall repairs was deemed appropriate to restore this asset's life.

On May 2, 2023, the IAA Executive Director approved a professional services contract with Butler, Fairman & Seufert, Inc. for Phase 1 to provide resident project representative services and materials testing for International Arrivals Building Apron Rehabilitation at the Indianapolis International Airport.

Amendment No. 1 will include additional inspection and materials testing related to Phase 2 of construction.

Scope

Construction inspection and materials testing related to Phase 2 construction.

Budget

The BF&S contract, Amendment No. 1, is \$137,131.18, which is within the approved 2024 Capital Budget for International Arrivals Building (IAB) – Apron Pavement Rehabilitation, Phase 2, at Indianapolis International Airport.

Schedule

The contract term will be extended by Amendment No. 1 to June 30, 2025, to allow time for the project completion, close-out, and warranty walk-through.

Supplier Diversity Participation

The following is the supplier diversity participation for Amendment No. 1:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
CTL Eng., Inc.	\$ 6,920.00	\$ -	\$ -	5.05%	0.00%	0.00%
The Resolution Group	-	25,303.18	-	0.00%	18.45%	0.00%
Totals	\$ 6,920.00	\$ 25,303.18	\$ -	5.05%	18.45%	0.00%

Contract Summary to Date

Contract/Amendment & Execution Date	Service & Term	Amount	Diversity Participation %		
			MBE	WBE	VBE
Original Contract October 21, 2022	Professional Services Term: 5/2/2023 - 6/30/2024	\$ 148,868.82	6.10%	30.02%	0.00%
Amendment No. 1 April 19, 2024	Professional Services Term: 5/2/2023 - 6/30/2025	\$ 137,131.18	5.05%	18.45%	0.00%
Revised Contract NTE		\$ 286,000.00	5.59%	24.48%	0.00%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval Amendment No. 1 with Butler, Fairman & Seufert, Inc. for International Arrivals Building (Bldg. 3) Apron Pavement Rehabilitation Phase 2 at Indianapolis International Airport in an amount not-to-exceed \$137,131.18. Supplier diversity participation is MBE 5.05% (CTL Engineering) and WBE 18.45% (The Resolution Group).



Indianapolis Airport Authority

BOARD MEMO – AMENDMENT

To: IAA Board of Directors

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

Date: April 8, 2024

Board Date: April 19, 2024

Subject: Approve Amendment No. 1 to the contract with Resource International, Inc. for Rehabilitate Airport Roads & Lots - 2024 at Indianapolis International Airport (Project No. I-24-021)

Background

The roads in and around the Indianapolis International Airport Campus (IND Campus) were initially constructed in the early 1990s. In order to extend the useful life of the airport roads and lots, major repairs and restorations will be needed over the next few years. This project will revitalize the roads and lots within the IND Campus to restore this critical infrastructure to a condition consistent with IAA standards and community expectations.

On December 8, 2023, the IAA Executive Director approved a contract with Resource International, Inc. to provide professional design services which included an initial site investigation and site assessment of the pavement and the identification and prioritization of the areas needing repair to determine scope and the probable costs.

Amendment No. 1 will complete the design work.

Scope

Geotechnical investigation, pavement evaluation and design, plan production, estimating, construction administration services and bid document preparation.

Budget

The Resource International contract amendment is \$321,634.02, which is within the approved 2024 Capital Budget for Rehabilitate Airport Roads & Lots - 2024.

This project will be 100% Airport cash funded.

Schedule

This amendment does not change the term of the contract. The contract with Resource International, Inc. expires on December 31, 2025.

Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
SJCA	\$ 51,194.02	\$ -	\$ -	15.92%	0.00%	0.00%
The Etica Group	\$ -	\$ 33,915.00	\$ -	0.00%	10.54%	0.00%
Roger Ward Engineering	\$ -	\$ -	\$ 10,840.00	0.00%	0.00%	3.37%
Totals	\$ 51,194.02	\$ 33,915.00	\$ 10,840.00	15.92%	10.54%	3.37%

Contract Summary to Date

Execution Date	Service & Term	Amount	MBE	WBE	VBE
Original Contract December 11, 2023	Professional Services Term: 12/11/2023 - 12/31/2025	\$ 20,330.00	0.00%	0.00%	0.00%
Amendment No. 1 April 19, 2024	Professional Services No Change in Term	\$ 321,635.00	15.92%	10.54%	3.37%
Revised Contract NTE		\$ 341,965.00	14.97%	9.92%	3.06%

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval Amendment No. 1 with Resource International, Inc. for Rehabilitate Airport Roads & Lots - 2024 at Indianapolis International Airport in an amount not-to-exceed \$321,634.02. Supplier diversity participation is MBE 15.92%, (SJCA) WBE 10.54% (The Etica Group), and VBE 3.37% (Roger Ward Engineering).