



Agenda
Indianapolis Airport Authority
July 19, 2013
8:30 AM

- I. **Call to Order**
- II. **Approval of Minutes of the Pre-Board and Regular Meeting of June 21, 2013**
- III. **Ordinances, Resolutions and Public Hearings**
 - a) Initial Public Hearing on **General Ordinance No. 2-2013** concerning the 2014 Indianapolis Airport Authority Budget. Final Hearing to be held August 16, 2013. (*Marsha Stone to provide presentation on 2014 budget*)
- IV. **Board Reports**
 - a) President's Report
- V. **Official Actions**
 - a) Consider for approval the individual items listed on the IAA General Agenda dated July 19, 2013.
- VI. **Staff Reports**
 - a) Executive Director Report – *Bob Duncan*
 - b) Financial Report – *Marsha Stone*
 - c) Supplier Diversity Report – *Corey Wilson*
- VII. **Other Reports/Update**
- VIII. **Board Communications**
 - a) *Next Meeting: Friday, August 16, 2013 @ 8:30 a.m.*
- IX. **Adjourn**

MINUTES
Board of Directors Meeting
Indianapolis Airport Authority

The Regular Meeting of the Indianapolis Airport Authority Board was called to order at 8:47 a.m., June 21, 2013, in the Airport's Board Room at the Indianapolis International Airport.

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

Michael W. Wells, President
Kelly J. Flynn, Vice President
Alfred Bennett, Secretary
Jean Wojtowicz, Member
Karen Caswelch, Member
David C. Lewis, Member
Philip C. Borst, Member
Steve C. Dillinger, Member
Lynn T. Gordon, Advisory Member
Rex M. Joseph, Board Counsel

IAA executive staff attending:

Robert A. Duncan, Executive Director
Mike Medvescek, Sr. Director of Operations
Marsha Stone, Sr. Director of Finance
Joseph Heerens, General Counsel
Michael Huber, Sr. Director of Commercial Enterprise
Shannetta Griffin, Sr. Director of Planning & Development
Jamie Leap, Sr. Administrative Assistant/Recording Secretary

APPROVAL OF MINUTES

Upon a motion by Mr. Flynn, seconded by Ms. Wojtowicz and unanimously passed, approval was given to the Minutes of both the Pre-Board and Regular Meetings of May 17, 2013.

ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

President Wells opened the public hearing and described General Ordinance No. 1-2013, which further amends and restates that certain "Amended & Restated General Ordinance 5-2012", dated February 15, 2013, concerning the 2013 Rates and Charges. There were no public comments or testimony. Upon a motion by Mr. Bennett, seconded by Ms. Caswelch and unanimously passed, approval was given to General Ordinance No. 1-2013.

President Wells introduced General Ordinance No. 2-2013 concerning the 2014 Indianapolis Airport Authority Budget. The Initial Hearing and presentation for General Ordinance No. 2-2013 is scheduled to occur at the IAA Board meeting of July 19, 2013.

President Wells next described Resolution No. 6-2013 concerning the consolidation, revision and restatement of delegations of authority by the IAA Board to the Executive Director (including his/her designees). Upon a motion by Mr. Flynn, seconded by Ms. Caswelch and unanimously passed, approval was given to Resolution No. 6-2013.

President Wells next described Resolution No. 7-2013 concerning the delegation of authority by the IAA Board to the President, Vice President, Secretary and Treasurer to modify certain investment agreements. Upon a motion by Ms. Wojtowicz, seconded by Mr. Bennett and unanimously passed, approval was given to Resolution No. 7-2013.

BOARD REPORTS

President's Report

President Wells provided a brief report on the recent changes to the Parking Program. He commended the IAA staff for all their efforts and outstanding customer service with respect to the implementation of these changes.

President Wells next introduced Mr. Bennett, Chair of the Reliever Airport Committee, who provided a brief report and highlights from a recent tour by the IAA Board of the five Reliever Airports.

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA, DATED June 21, 2013: President Wells introduced and then verbally described each of the individual items listed on the General Agenda, after which he asked for separate motions of approval, as follows:

BP2013-06-1. Upon a motion by Mr. Flynn, seconded by Mr. Dillinger and unanimously passed, approval was given to BP2013-06-1.

BP2013-06-2. Upon a motion by Mr. Bennett, seconded by Ms. Wojtowicz and unanimously passed, approval was given to BP2013-06-2.

BP2013-06-3. Upon a motion by Mr. Dillinger, seconded by Mr. Flynn and unanimously passed, approval was given to BP2013-06-3.

BP2013-06-4. Upon a motion by Ms. Wojtowicz, seconded by Ms. Caswelch and unanimously passed, approval was given to BP2013-06-4.

BP2013-06-5. Upon a motion by Mr. Bennett, seconded by Mr. Borst and unanimously passed, approval was given to BP2013-06-5.

BP2013-06-6. Upon a motion by Ms. Wojtowicz, seconded by Mr. Bennett and unanimously passed, approval was given to BP2013-06-6.

STAFF REPORTS

Executive Director Report

The following reports were given:

- Mike Medvescek (Sr. Director of Operations) and Rick Gentry (IAA Fire Chief), provided a brief overview of the recent APEX exercise of June 5, 2013, which involved 17 EMS and Fire agencies, 6 law enforcement agencies, 46 pieces of fire/emergency apparatus (including a helicopter), and various fire departments. The exercise was a success and exceeded the FAA's expectations.
- Andy Burnett (IAA Operations Center Communications Manager) provided a brief report on the IAA Summer Employee Picnic, which occurred on June 8, 2013 at Sodalis Nature Park (Hendricks County) and involved approximately 300 IAA employees and their families.
- Robert Duncan (Executive Director) shared photos from Lemonade Day held on May 18, which teaches children how to start, build and maintain a business. He also shared information on the 2013 IAA charity golf outing, which raised \$6,200 in donations for Riley Children's Hospital and Second Helpings charities. Mr. Duncan also announced and recognized the 1st Quarter IAA RITE award winners.

Finance Report

Ms. Marsha Stone, Sr. Director of Finance, provided a brief Financial Report.

ADJOURNMENT

President Wells announced that the next IAA Board meeting is scheduled for July 19, 2013.

There being no further business, the meeting was adjourned at 9:24 a.m.

INDIANAPOLIS AIRPORT AUTHORITY*

Michael W. Wells, President

Alfred R. Bennett, Secretary

Date: _____

*Signed under authority of IAA Board Resolution #6-2013



BOARD MEMO – 2014 BUDGET ORDINANCE

To: IAA Board of Directors
From: Marsha Stone, Sr. Director of Finance
Date: July 1, 2013
Board Date: July 19, 2013
Subject: 2014 Budget Ordinance 2-2013

Background

Attached is the draft template of the 2014 Budget Ordinance 2-2013. At this time staff are still working through the final details of the 2014 Budget. This Budget Ordinance when adopted will set the maximum appropriation (expenditure) levels for 2014.

The budget process requires an Introduction, an Initial Hearing and presentation, and the Final Hearing and adoption of the Budget by August 31, 2013. The July 19, 2013 Board meeting will be the Initial Public Hearing on the Budget and a presentation will be given to the IAA Board at this time.

The 2014 Capital Improvement Fund Budget assumptions were reviewed in detail with the Finance and Audit Committee (FAC) on June 21, 2013. The Airport System Fund Budget (which includes the Operating Budget) was reviewed in detail with the FAC on June 25, 2013. Both budgets were approved by the FAC as presented for recommendation to the IAA Board. The Final Hearing on the 2014 Budget will be held on August 16, 2013, at which time the Board will vote to accept or reject the 2014 Budget Ordinance.

The Indianapolis City-County Council (Council) requires the Board to accept the 2014 Budget Ordinance by August 31, 2013. The Council Municipal Corporations Committee will hold a hearing on September 12, 2013 to review the 2014 Budget and the Council will approve the budget on October 14, 2013.

BUDGET SUBMISSION LETTER AND CERTIFICATE

TO THE AUDITOR OF MARION COUNTY, INDIANA:

The undersigned herewith submits two copies of the Budget adopted by the Board of the Indianapolis Airport Authority for the year ending December 31, 2014, for filing and presentation to the County Tax Adjustment Board.

I certify that said copies are true and exact copies of the Budget approved by the Board on August 16, 2013, fixing the appropriations and tax levies for said year.

Dated this 16th day of August, 2013

Michael Wells
President of the Board
Indianapolis Airport Authority

Attest:

Jeremiah Wise
Treasurer
Indianapolis Airport Authority

STATE OF INDIANA, MARION COUNTY
INDIANAPOLIS AIRPORT AUTHORITY

I, Jeremiah Wise, Treasurer of the Indianapolis Airport Authority, do hereby certify the above and foregoing is a full, true and complete copy of General Ordinance 2-2013, that said Ordinance was passed by the Board of the Indianapolis Airport Authority on the 16th day of August, 2013, and now remains on file and record in the Airport offices.

WITNESS my hand and the Official Seal of
the Indianapolis Airport Authority this 16th
day of August, 2013

Jeremiah Wise
Treasurer
Indianapolis Airport Authority

INDIANAPOLIS AIRPORT AUTHORITY

ORDINANCE NO. 2-2013

An Ordinance appropriating monies for the purpose of defraying the expenses of the Indianapolis Airport Authority, Marion County, Indiana, for the calendar year of 2014, including all outstanding claims and obligations, and fixing a time when the same shall take effect.

Section I - Be it ordained by the Board of the Indianapolis Airport Authority, Marion County, Indiana, that for the calendar year of 2014, the following sums of money are hereby appropriated and ordered set apart out of the funds herein named and for the purpose herein specified, subject to the laws governing the same, and subject also to the conditions provided in this Ordinance. Such sums appropriated shall be held to be made during the year, unless otherwise expressly stipulated and provided by law.

Section II - That for said calendar year there is hereby appropriated out of the Airport System Fund of said Indianapolis Airport Authority the following:

Personal Services	\$ 29,028,000
Supplies & Materials	5,512,000
Other Services and Charges	162,403,000
Capital Outlay	<u>376,000</u>
Total Airport System Fund	\$197,319,000

That for said calendar year, there is hereby appropriated out of the Capital Improvement Fund of said Indianapolis Airport Authority the following:

Total Capital Improvement Fund	\$ 53,000,000
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That for said calendar year, disbursements from the appropriations of the Indianapolis Airport Authority may be transferred by the Board of the Indianapolis Airport Authority from one major budget classification to another, at any regular meeting without prior notice and without approval from the State Board of Tax Commissioners, provided such transfer does not necessitate expenditure of more money than was set out in detail in the published budget.

Section III - Said moneys appropriated shall be derived from the following sources:

Airport System Funds on Hand	\$	tbd
Capital Improvement Funds on Hand		tbd
Airport Revenues		tbd
Federal and State Grants		tbd
Transfers		tbd
Interest/Federal Payments/Other		tbd
Financing		tbd
	\$	tbd

NOTE: still finalizing numbers, Funds on Hand will be based on balances as of 6/30/13 which are not available at this time; amounts will be inserted in advance of 7/19/13 meeting

This Ordinance shall be in full force and effect after its passage. Enacted by the Board, August 16, 2013.

INDIANAPOLIS AIRPORT AUTHORITY*

By: _____
Michael Wells, President

By: _____
Alfred R. Bennett, Secretary

*Signed under authority of IAA Board Resolution #10-2009.

IAA Board Meeting
General Agenda
July 19, 2013

General:

BP2013-07-1 Consider for approval a contract with BKD LLP for the audit of the Indianapolis Airport Authority's financial statements for the year ended December 31, 2013 in an amount not to exceed \$110,000 (MBE 12% Thomas & Reed LLC) WBE 0%, VBE 0%

BP2013-07-2 Consider for approval the Artwork Purchase Agreement with James Willie Faust

Capital Program:

BP2013-07-3 Consider for approval Plans and Specifications for Bid Package Project # I-13-028, Building 7 Rehabilitation, as prepared by WDI Architecture, Inc., and authorize the public bidding process

BP2013-07-4 Consider for approval an award of contract for Parking Facility Enhancements, Project # I-13-017, to Rieth-Riley Construction Co., Inc. in an amount not-to-exceed \$213,950.00 plus a 3% construction reserve of \$6,418.50 for a total of \$220,368.50. Rieth-Riley Construction Co., Inc. was the lowest responsive and responsible bidder. MBE 2.09% (Sylvester Powell Landscaping), WBE 29.42% (Indiana Sign & Barricade, The Hoosier Company and CJ's Inc.), and VBE 0.00%

BP2013-07-5 Consider for approval an award of contract for IMC Roof Repairs to Seams and Flashings, Back Shop, Supply, and Out Buildings, Project # I-13-031, to Blackmore & Buckner Roofing, LLC in an amount not-to-exceed \$301,864.00 plus a 2.19% construction reserve of \$6,616 for a total not-to-exceed amount of \$308,480. Blackmore & Buckner Roofing, LLC was the lowest responsive and responsible bidder. MBE 0%, WBE 8.58% (White Security), and VBE 0%

BP2013-07-6 Consider for approval an award of contract for Wildlife Fence Construction – Phase III at Hendricks County Airport/Gordon Graham Field, Project # K-13-035, to Specialties Company, LLC in an amount not-to-exceed \$179,964.60 plus a 3% construction reserve of \$5,398.94 for a total of \$185,363.54. Specialties Company, LLC was the lowest responsive and responsible bidder. DBE 9.32% (The Hoosier Company and Earth Images), MBE 9.59% (Fox Contractors Corp.), WBE 6.82% (Earth Images), and VBE 1.67% (Precept Surveying, LLC)

BP2013-07-7 Consider for approval Change Order No. 8 with Shook Construction Co. for Reconstruction of Hangar #5 (IAA Building #122), Project # I-12-020, in an amount not-to-exceed \$134,259.07. MBE 7.34%, WBE 7.77%, VBE 0.00%

BP2013-07-8 Consider for approval an amendment to the contract with CE Solutions, Inc. for additional services for Reconstruction of Hangar #5 (Building #122) in an amount not-to-exceed \$49,226.00 (fees) and \$2,642.50 (expenses) for a total not-to-exceed amount of \$51,868.50. MBE 19.90% (L'Acquis Consulting Engineers), WBE 5.59% (Elements Engineering), and VBE 0.00%

BP2013-07-9 Consider for approval Amendment #3 to the professional services contract with Wessler Engineering for Stormwater and Deicing Controls and Capacity Phase 2 (Project #1-14-012) in amount not-to-exceed \$636,925.00 (fees) and \$2,980.00 (expenses) for a total amount not-to-exceed \$639,905.00. DBE 10.72% (Elements Engineering, Northpoint Engineering & Survey, CTL Engineering, White Security), MBE 11.95% (Dmytryka Jacobs Engineers, CTL Engineering), WBE 7.14% (Northpoint Engineering & Survey, Elements Engineering, White Security, Reprographix, Inc.), and VBE 0.00%

Real Estate:

BP2013-07-10 The purchase of property per the attached schedule



BOARD MEMO – 2013 EXTERNAL AUDIT

To: IAA Board of Directors

From: Jean Wojtowicz, Chair, Finance and Audit Committee

Date: June 25, 2013

Board Date: July 19, 2013

Subject: Contract with BKD LLP for the audit of the Indianapolis Airport Authority's financial statements for the year ended December 31, 2013

Background

On November 19, 2010, the IAA Board approved a contract with BKD LLP for the audit of the Indianapolis Airport Authority's financial statements. The 2013 audit is the last year under the contract that the Authority can enjoy the option to renew at the same not-to-exceed price of \$110,000.

Scope

Exercise the option to renew the \$110,000 not-to-exceed contract for financial auditing services of the Indianapolis Airport Authority's financial statements and associated internal control and compliance reports as required under the U.S. Office of Management and Budget (OMB) Circular A-133 (Single Audit).

The IAA Internal Audit Department will provide at least 200 hours of assistance in areas of the audit.

The negotiated fee of \$110,000 will remain the same for the 2013 audit. The \$110,000 rate has been in effect for 2010, 2011, and 2012.

Schedule

Interim work for the 2013 audit is scheduled to begin in October 2013, while final field work for the audit is scheduled to begin early February 2014 and continue through March 2014. BKD LLP has committed to utilize a partner with airport audit experience to plan the 2013 audit and to provide staff at all levels of this engagement with governmental auditing experience, and with the expectation that the staff assigned to the engagement have previous experience in auditing the Indianapolis Airport Authority.

Supplier Diversity Participation

The Diversity Director has approved the following:

FIRM	AMOUNT			%			
	DBE	MBE	WBE	DBE	MBE	WBE	VBE
Thomas & Reed LLC		\$13,200		0	12%	0	0

Recommendation

The Finance and Audit Committee recommends the Board consider for approval a contract with BKD LLP for the audit of the Indianapolis Airport Authority's financial statements for the year ended December 31, 2013 in an amount not to exceed \$110,000 (MBE 12% Thomas & Reed LLC) WBE 0%, VBE 0%.



BOARD MEMORANDUM - CONTRACT

To: IAA Board of Directors
From: Bob Duncan, Executive Director
Date: July 2, 2013
Board Date: July 19, 2013
Subject: New Art Commission – Willie Faust

Background

The Mid-Field Terminal Project commissioned the placement of significant artwork in the new Col. H. Weir Cook Memorial Terminal. One of the art pieces was “Chrysalis”, created by artist Willie Faust, which was installed over the main terminal escalator leading to the baggage claim area. “Chrysalis” was a large artwork measuring 18 feet by 6 ½ feet consisting of 14 airbrushed acrylic paintings with power-coated aluminum and sandblasted glass components.

In November, 2011, prior IAA executive management acted on a decision to replace “Chrysalis” with a video wall which would be used for advertising and video art. This decision resulted in dissatisfaction expressed by some members of the public, the Indianapolis Arts Council, and certain elected officials within Marion County.

Negotiations were initiated last year to resolve the controversy that surrounded the removal of “Chrysalis”. These negotiations culminated in coming to a common understanding and an opportunity to commission Willie Faust’s creation of new artwork to be displayed in the Terminal. The Indianapolis Arts Council is aware and supportive of this development.

Scope

The agreement provides for Mr. Faust to create a new artwork entitled “Wings in Flight” consisting of three 5 foot by 6 foot acrylic on canvas which will be hung on the limestone wall on the north side of the entrance to Civic Plaza.

Mr. Faust will be paid \$105,000.00 for the three paintings which will be delivered to the Airport on or before December 1, 2013. The cost to install the three paintings will be paid by the IAA.

Although Mr. Faust will retain copyright to the paintings the IAA will own the art and Mr. Faust has waived his rights under the Visual Artists Rights Act which allows the Airport to relocate the art if an operational need arises in the future.

Budget

The \$105,000.00 art purchase price is an unbudgeted operational expense, however, in view of significant cost savings that have been achieved in the IAA’s 2013 operations budget the purchase of the artwork will not adversely affect the IAA’s 2013 margin goal.

Schedule

July 19, 2013	Approval of Artwork Purchase Agreement
December 1, 2013 (on or before)	Artwork Delivery
December 31, 2013 (on or before)	Artwork Installation

Supplier Diversity Participation

Not applicable

Recommendation

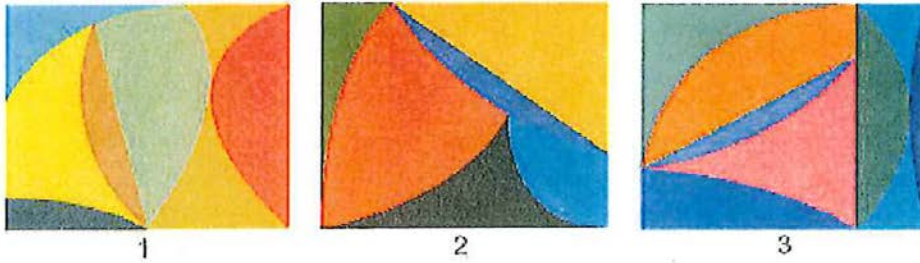
The IAA Staff recommends that the IAA Board approve the Artwork Purchase Agreement with James Willie Faust.

IAA ART COMMISSION 2013



WINGS IN FLIGHT
© JAMES WILLE FAUST 2013

SERIES OF THREE PAINTINGS
EACH MEASURING 5' H X 6' W
ACRYLIC ON CANVAS





BOARD MEMO – PLANS & SPECIFICATIONS APPROVAL

To: IAA Board of Directors

From: Shannetta Griffin, P.E., Sr. Director of Planning & Development

Date: June 24, 2013

Board Date: July 19, 2013

Subject: Approval of Plans and Specifications for Bid Package Project # I-13-028, Building 7 Rehabilitation, and Authorize the Public Bidding Process

Background

Building 7 was vacated in 2010 upon the opening of the new Airline Cargo Building. The facility was built in the mid 1970's and consists of approximately 81,000 square feet and has not had any major improvement or upgrades since last occupied by Purolator Courier in the mid 1980's. The facility has many years of useful life left, but is in need of upgrades in order to better market the facility to the general public for lease. Currently, FedEx leases 35,168 sq. ft. (43.4%) of the northern portion of the building. Indianapolis Airport Authority (IAA) earns \$109,020 in annual rental from the FedEx lease. A commitment by the IAA to FedEx, within the lease, included the IAA making capital improvements to the building. A renovation project to make the capital improvements is included in the 2013 Capital Budget.

This project was approved for implementation by the Senior Management Team on December 10, 2012. The RFP for this project was initiated on March 28, 2013.

The design contract with WDI Architecture, Inc. was executed by the Executive Director on June 14, 2013. WDI Architecture, Inc. was selected through a qualifications based Request for Proposals (RFP) submittal process. WDI Architecture, Inc. also has specific expertise in design and renovation projects for the Indianapolis Airport Authority.

In preparation for the building rehabilitation, a Building Addition Removal contract with Ray's Demolition, LLC was executed by the Executive Director on June 28, 2013. This contract provides for the demolition and removal of lean-to structure located on the southwest side of Building 7. Initiating this work prior to the building rehabilitation assists in accelerating the overall rehabilitation schedule.

Scope

The scope of work is rehabilitation of Building 7 with base and alternate bid items to include as many recommended scope items as shown on attached Exhibit A as bid pricing allows within the 2013 budget.

Budget

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

This project is included in the approved 2013 Capital Budget and funding for this project will be 100% Airport capital improvement funds.

This project is being undertaken to preserve an asset that is currently rented and will be fully leased in the future to a third-party tenant. The additional revenue from a future building lease is expected to be \$6.00 to \$7.00 per square foot, which would result in an internal rate of return on this project in excess of the Authority's hurdle rate of 12.5%. In addition to the current proposed improvements, the Authority anticipates that a tenant improvement allowance may be included in a future lease. To the extent that a tenant improvement allowance is included in a future lease, that investment will be included in the Authority's calculation of the project's aggregate internal rate of return.

Schedule

Advertisement of Opportunity to Bid:	July 30, 2013 and August 6, 2013
Pre-Bid Meeting:	August 8, 2013 10:00 am Building 60, Conference Room 1
Bid Opening:	August 29, 2013 11:00 am Building 60, Conference Room 1

Est. Bid Award: September 20, 2013

Contract award anticipated September 2013 and the substantial completion date is expected to be December 2013.

Supplier Diversity Participation

The Director of Supplier Diversity established the following participation goals: MBE 18%, WBE 5%, and VBE 3%

Recommendation

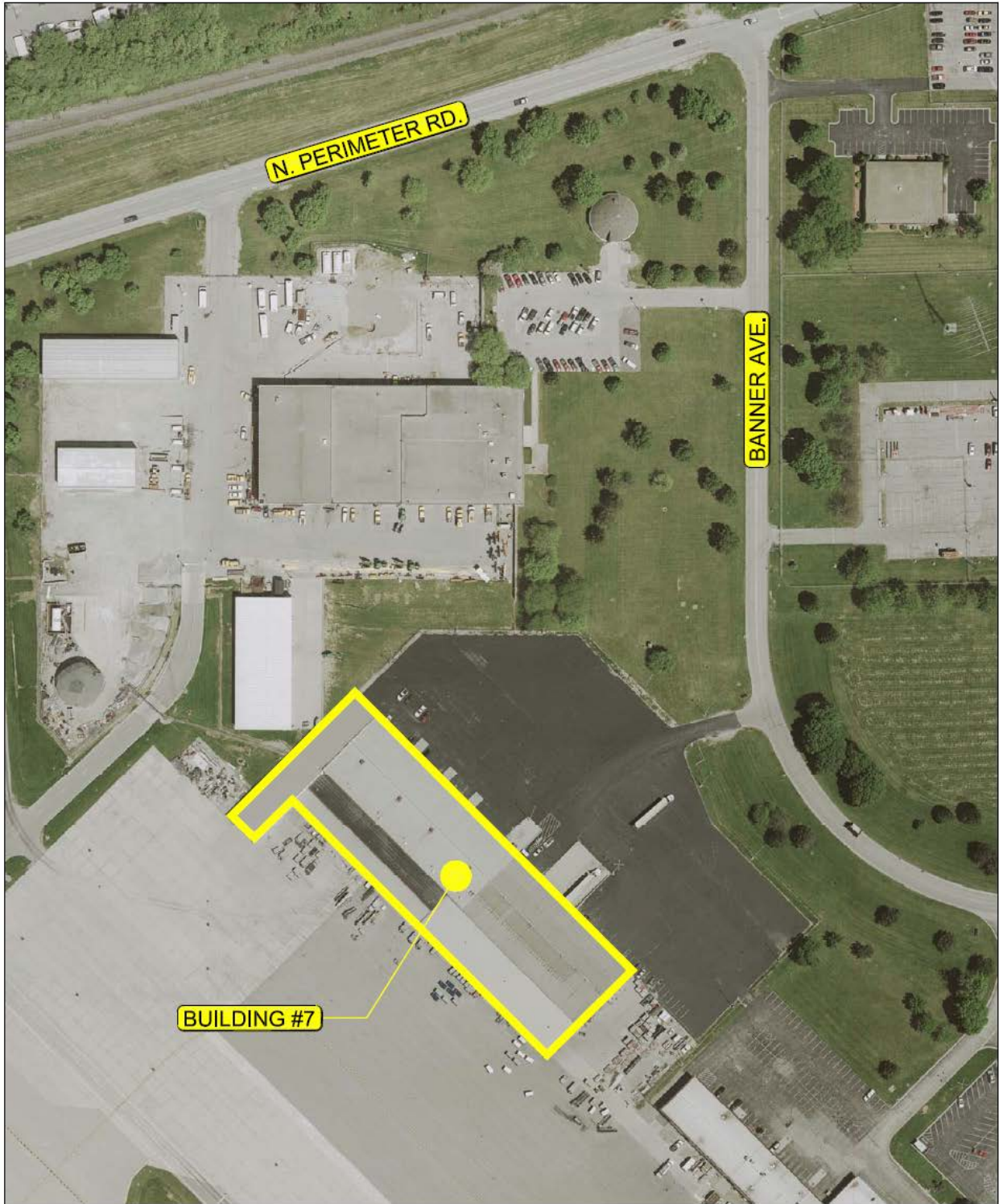
The IAA staff has reviewed the bid documents and recommends that the Board consider for approval Plans and Specifications for Bid Package Project # I-13-028, Building 7 Rehabilitation, as prepared by WDI Architecture, Inc., and authorize the public bidding process.

EXHIBIT A

Scope of work in order of priority

- 1) Apron
 - a. Repair concrete
 - b. Remove unnecessary bollards, concrete support
 - c. Lighting
 - d. Structural evaluation and repair (after lean-to removed)
- 2) Repair structural issues
 - a. Concrete support busted up
 - b. Repair Man door exiting Apron side south end
 - i. To include making exterior weather tight
- 3) Remodel 6 restrooms
 - a. New VCT
 - b. Pressure wash or Paint
 - i. Semi-gloss
 - ii. Include doors, walls ceiling
 - c. Inspect Exhaust system
 - d. Replace shelving with metal shelves
 - e. New fixtures
 - i. Plumbing
 - ii. Electrical
 - f. TP/paper towel dispensers (supplied by owner)
 - g. New cove base
 - h. Replace damaged louver
- 4) Add / replace 7 garage doors
 - a. Reuse good panels from lean-to
 - b. All doors to be powered with auto controls
 - c. Paint doors
 - d. Remove Dock Door Seals / repair wall
- 5) Add Fabric interior fence divide
 - a. 12' high
- 6) Relighting of warehouse space
 - a. Zoned per garage door
 - i. Switches to remain in respective zone
- 7) South office area
 - a. Repaint (interior and exterior) – exterior includes all drywall on around vestibule, restrooms, Janitorial room, etc.
 - b. Replace IT door
 - c. Replace drop ceiling tiles
 - i. Paint grid
 - d. Replace Flooring (tile)
 - e. New cove base
 - f. Repair other broken misc. items (switch/outlet covers etc.)
 - g. Remove carpet replace with VCT
 - h. Paint built in counter (areas needing touch-up)

- 8) Paint exterior building shell
 - a. Repair exterior
 - b. What type of paint
- 9) Repair/Resurface parking lot
 - a. Evaluate minor resurfacing on apron side after removal of lean-to
- 10) Retile Vestibule/Entrance
- 11) Install 3 in-ground dock doors



 Indianapolis Airport Authority

INDIANAPOLIS INTERNATIONAL AIRPORT
BUILDING 7 REHABILITATION
I-13-028
6-26-13

 NO SCALE



BOARD MEMORANDUM – BID AWARD

To: IAA Board of Directors

From: Shannetta Griffin, P.E., Senior Director of Planning & Development

Date: June 26, 2013

Board Date: July 19, 2013

Subject: Award of CIP/Project # I-13-017 to Rieth-Riley Construction Co., Inc. for Parking Facility Enhancements – Former Long Term/Economy Lot Crossover Road

Background

The Parking Facility Enhancement Project was implemented to increase the level of service extended to Indianapolis International Airport (IND) customers. The Indianapolis Airport Authority (IAA) engaged Portfolio First as their parking consultant. Portfolio First's research findings indicated a need for two (2) new roadways on IND's campus.

The first road will connect the old Long Term Parking Lot and the existing Economy Parking Lot. This road will cross Mid Lot Road southeast of the existing Economy Lot Exit Plaza. The second road will connect North Service Road to the southeast end of the old Long Term Parking Lot. This road will cross the green field site on the southwest side of the parking garage (future hotel site).

On May 6, 2013 this project was approved for implementation by the Senior Management Team.

On May 17, 2013 the Board approved plans and specifications for CIP/Project # I-13-017 – Parking Facility Enhancements and authorized the public bidding process. This project contains only a base bid, with no alternate items.

On June 24, 2013, the IAA staff received four (4) bids ranging from \$213,950.00 to \$281,650.00.

Rieth-Riley Construction Co., Inc. was the lowest responsive and responsible bidder in the amount of \$213,950.00.

In addition to the contract amount, IAA is requesting a construction reserve of 3% of the total contract amount for this project. A construction reserve of 3% has been previously approved by the 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 the 3% contingency for construction reserve. Any change orders exceeding the contract and construction reserve will be submitted to the Board for approval.

Scope

The scope of this project provides for the construction of two (2) new asphalt roadways at Indianapolis International Airport.

Budget

This contract is within the overall Parking Facility Enhancements project budget of \$4,472,000 as approved in the 2013 Capital Budget. The overall project budget includes marketing, construction, equipment purchases and professional services. The total bid plus 3% construction reserve is \$220,368.50 and is within the construction project costs.

Construction Project Costs

Construction Contract Amount <i>(including 3% reserve)</i>	\$220,368.50
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Design & Soft Costs <i>(including: Topographic survey, analysis of modification to southwest long term lot exit, evaluation of roadway alignment options, design tunnel road, design cross over road, design pedestrian crossing enhancements, design PARCS stairs, construction inspection for implemented projects, analysis of covered walkway options)</i>	136,568.78
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Prior approved construction quotes <i>(PARCS stairs and Pedestrian crossing enhancements)</i>	43,216.00
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Contingency <i>(12%)</i>	26,444.22
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Total Anticipated Construction Project Costs	\$426,597.50
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* Design and soft costs for construction include design services for quotes for PARCS building stairs and pedestrian crosswalk enhancement.

Funding for this project will be 100% Airport capital improvement funds.

This project is being undertaken as part of a broader program to enhance the parking operations at the airport and improve the net margin provided from the parking operation. At this stage we are not able to calculate the internal rate of return anticipated from the parking enhancements project relative to the IAA hurdle rate, based on various economic factors. The parking enhancements are being made to enhance the IAA customer experience and to maximize the long-term revenue potential of the parking facilities.

Schedule

Contract award anticipated July 2013 with a substantial completion date of October 2013.

Supplier Diversity Participation

The Director of Supplier Diversity has approved the following:

FIRM	AMOUNT			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Sylvester Powell Landscaping	\$4,466.00	\$ 0	\$0	2.09	0.00	0.00
Indiana Sign & Barricade	\$ 0	\$12,802.74	\$0	0.00	5.98	0.00
The Hoosier Co.	\$ 0	\$38,140.00	\$0	0.00	17.83	0.00
CJ's Inc.	\$ 0	\$12,000.00	\$0	0.00	5.61	0.00
Totals	\$4,466.00	\$62,942.74	\$0	2.09	29.42	0.00

Recommendation

The IAA staff has reviewed the bids and recommends that the Board consider for approval an award of contract for Parking Facility Enhancements, Project # I-13-017, to Rieth-Riley Construction Co., Inc. in an amount not-to-exceed \$213,950.00 plus a 3% construction reserve of \$6,418.50 for a total of \$220,368.50. Rieth-Riley Construction Co., Inc. was the lowest responsive and responsible bidder. MBE 2.09% (Sylvester Powell Landscaping), WBE 29.42% (Indiana Sign & Barricade, The Hoosier Company and CJ's Inc.), and VBE 0.00%.



BOARD MEMORANDUM – BID AWARD

To: IAA Board of Directors

From: Shannetta Griffin, P.E., Sr. Director of Planning & Development

Date: June 26, 2013

Board Date: July 19, 2013

Subject: Award of CIP/Project # I-13-031 to Blackmore & Buckner Roofing, LLC for IMC Roof Repairs to Seams and Flashings, Back Shop, Supply, and Out Buildings

Background

The IMC's hangar roofs were installed from 1993 to 1995. Over the years, the freeze thaw cycles have curled the edges of many of the seams on the roofs; the flashings are corroding and in some places need replacement. Also, the membrane has shrunk and cracked, creating voids resulting in substantial roof leaks.

Currently there are numerous roof and building leaks that can be observed during rain events. Repeated attempts to repair the leaks have not been completely successful. To date, the Indianapolis Airport Authority (IAA) has spent approximately \$150,000 on repairs and patching to the IMC roofs, excluding capital project expansion joint, flashing, and roof replacements.

This project is the third phase of Capital project roof repairs at the IMC. The projects and budget year dollars were programmed as follows:

2011, IMC - Roof Repairs to Seams and Flashings Hangars 1, 2, 3, and 7 - \$155,100
2012, IMC - Hangar Roof Refurbishment, Repair Seams and Flashings Hangars 4, 5, 6 - \$200,249
2013, IMC - IMC Roof Repairs to Seams & Flashings, Back Shop, Supply & Out Buildings - \$335,580

The first two phases (2011 and 2012) were successfully completed as a combined project in 2012.

On January 22, 2013, this project was approved for implementation by the Senior Management Team.

On May 17, 2013, the Board approved plans and specifications for CIP/Project # I-13-031 - IMC Roof Repairs to Seams and Flashings, Back Shop, Supply and Out Buildings and authorized the public bidding process.

On June 25, 2013, the IAA staff received three (3) bids. The project contained a base bid and eight (8) alternate bid items. In order to align the work with available Airport funding, this contract consists of the base bid plus alternates 1 through 7. The bids received for this combination ranged from \$301,864.00 to \$429,605.00.

Blackmore & Buckner Roofing, LLC was the lowest responsive and responsible bidder in the amount of \$301,864.00.

In addition to the contract amount, IAA is requesting a construction reserve of 2.19% of the total contract amount for this project. A construction reserve of 3% has been previously approved by the Board on other projects and successfully implemented to ensure timely approval of minor changes necessary due to unforeseen conditions and circumstances. To accept as many bid alternates as possible and stay within the project budget, only a 2.19% reserve is available for this project. Any change orders exceeding the contract and construction reserve will be submitted to the Board for approval.

Scope

The scope of this 2013 project will repair flashings and seams that are allowing precipitation into the back shop, supply and out-buildings.

Budget

This contract is within the overall project budget of \$335,580.00 as approved in the 2013 Capital Budget. The base bid including Alternates 1 through 7 is \$301,864.00.

Project Costs

Contract Amount (including 2.19% reserve)	\$ 308,480
Design & Soft Costs	<u>27,100</u>
Total Anticipated Project Costs	\$ 335,580

Funding for this project will be 100% Airport capital improvement funds.

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

Schedule

Contract award anticipated July 2013 with a substantial completion date of November 2013.

Supplier Diversity Participation

The Director of Supplier Diversity has approved the following:

FIRM	AMOUNT			%		
	MBE	WBE	VBE	MBE	WBE	VBE
White Security	\$0	\$25,900	\$0	0	8.58	0
Totals	\$0	\$25,900	\$0	0	8.58	0

Recommendation

The IAA staff has reviewed the bids and recommends that the Board consider for approval an award of contract for IMC Roof Repairs to Seams and Flashings, Back Shop, Supply, and Out Buildings, Project # I-13-031, to Blackmore & Buckner Roofing, LLC in an amount not-to-exceed \$301,864.00 plus a 2.19% construction reserve of \$6,616 for a total not-to-exceed amount of \$308,480. Blackmore & Buckner Roofing, LLC was the lowest responsive and responsible bidder. MBE 0%, WBE 8.58% (White Security), and VBE 0%.



BOARD MEMORANDUM – BID AWARD

To: IAA Board of Directors

From: Shannetta Griffin, P.E., Sr. Director of Planning & Development

Date: June 24, 2013

Board Date: July 19, 2013

Subject: Award of CIP/Project # K-13-035 to Specialties Company, LLC for Wildlife Fence Construction – Phase III at Hendricks County Airport/Gordon Graham Field

Background

A wildlife fence is being constructed in phases at Hendricks County Airport/Gordon Graham Field to maximize grant funding. Phase I was completed in March 2012 and included installation of a 10-foot security fence along the western, southern, and a portion of northern boundary. Phase II was completed in December 2012 and included installation of a 10-foot security fence along the southeastern boundary of the airport. Currently, the northeastern boundary has a 4-foot farm field fence. In order to enhance the airfield safety and security, this project will remove the existing 4-foot farm field fence and install new 10-foot security fencing along the northeastern boundary of the airport. This will serve as a deterrent to wildlife and also impede unauthorized personnel and vehicle access to the airfield areas. When this project is complete, the airfield will be fenced with 10-foot security fence and the hangar area with 6-foot security fence that was installed as part of the construction of the airport.

On January 22, 2013, this project was approved for implementation by the Senior Management Team.

On May 17, 2013, the Board approved plans and specifications for CIP/Project # K-13/035 - Wildlife Fence Construction - Phase III at Hendricks County Airport/Gordon Graham Field and authorized the public bidding process. This project contains only a base bid, with no alternate items.

On June 19, 2013, the IAA staff received two (2) bids ranging from \$179,964.60 to \$216,175.56.

Specialties Company, LLC was the lowest responsive and responsible bidder in the amount of \$179,964.60.

In addition to the contract amount, IAA is requesting a construction reserve of 3% of the total contract amount for this project. A construction reserve of 3% has been previously approved by the 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 allocation to accommodate the funding of the 3% contingency for construction reserve. Any change orders exceeding the contract and construction reserve will be submitted to the Board for approval.

Scope

The scope of this project provides for the installation of new 10-foot fence along the northeastern boundary of the airfield as shown on the attached exhibit.

Budget

This contract is within the overall project budget of \$238,000. The total bid plus 3% construction reserve is \$185,363.54.

Project Costs

Construction Contract Amount (including 3% reserve)	\$185,363.54
Design & Soft Costs	27,645.17
Contingency (5%)	<u>8,998.23</u>
Total Anticipated Project Costs**	\$222,006.94

**This leaves an unutilized budget amount of \$3,395.54.

This project is approved as part of the 2012 Capital Budget. The funding for this project is expected to be 67% Airport Improvement Program (AIP) grant funding (\$150,000 in non-primary entitlement funding) and up to 33% Airport capital improvements cash funding. The IAA will also be applying for a state grant from Indiana Department of Transportation (INDOT). When there are sufficient funds in the state budget, INDOT provides a grant of up to 2.5% of the funding, potentially reducing the Airport capital improvements cash funding to as little as 7.5% of the project. The FAA and INDOT have programmed Phase III for 2013 grant funding.

This project is being undertaken to improve security and enhance safety and is expected to be partially funded with federal grants. As a result of the grant funding, this project is exempt under the Authority's hurdle rate policy and has not been subjected to an internal rate of return calculation.

Schedule

Contract award anticipated July 2013 with a substantial completion date of December 2013.

Supplier Diversity Participation

The Director of Supplier Diversity has approved the following:

Firm	AMOUNT				%			
	DBE	MBE	WBE	VBE	DBE	MBE	WBE	VBE
The Hoosier Company	\$ 4,500.00	\$ -	\$ -	\$ -	2.50%	0.00%	0.00%	0.00%
Fox Contractors Corp	\$ -	\$ 17,256.00	\$ -	\$ -	0.00%	9.59%	0.00%	0.00%
Earth Images	\$ 12,269.70	\$ -	\$ 12,269.70	\$ -	6.82%	0.00%	6.82%	0.00%
Precept Surveying, LLC	\$ -	\$ -	\$ -	\$ 3,000.00	0.00%	0.00%	0.00%	1.67%
Totals	\$ 16,769.70	\$17,256.00	\$12,269.70	\$3,000.00	9.32%	9.59%	6.82%	1.67%

Recommendation

The IAA staff has reviewed the bids and recommends that the Board consider for approval an award of contract for Wildlife Fence Construction – Phase III at Hendricks County Airport/Gordon Graham Field, Project # K-13-035, to Specialties Company, LLC in an amount not-to-exceed \$179,964.60 plus a 3% construction reserve of \$5,398.94 for a total of \$185,363.54. Specialties Company, LLC was the lowest responsive and responsible bidder. DBE 9.32% (The Hoosier Company and Earth Images), MBE 9.59% (Fox Contractors Corp.), WBE 6.82% (Earth Images), and VBE 1.67% (Precept Surveying, LLC).



GORDON GRAHAM AIRPORT
INSTALL PERIMETER FENCING
PHASE 3





BOARD MEMO – CHANGE ORDER

To: IAA Board of Directors

From: Shannetta Griffin, P.E., Senior Director of Planning & Development

Date: June 28, 2013

Board Date: July 19, 2013

Subject: Final and Balancing Change Order No. 8 with Shook Construction Co. for Reconstruction of Hangar #5 (IAA Building #122), Project # I-12-020

Background

On November 7, 2010, a three-alarm fire broke out in the Comlux Completion USA Hangar #5 (IAA Building #122). The fire was contained to the southeast corner of the building, damaging a two-story office component and some of the open hangar bay. There was smoke, water and firefighting damage throughout the building. The Indianapolis Airport Authority (IAA) owns the facility that is leased to Signature Flight Support.

After the fire, IAA had ongoing coordination with the insurance company to present IAA's claim and come to an agreement on the reconstruction scope including the extent of code upgrades required by the State to be covered by IAA's insurance. Initial reconstruction design was started September 2011 and after the State Fire Marshal and Commissioner's Office February 2012 variance hearing, the final project scope was established allowing for design of the reconstruction and code upgrades to be completed.

This project was approved for implementation by the Senior Management Team on August 22, 2011. The revised budget was presented to the Senior Management Team on April 23, 2012, incorporating the variance findings and required code upgrades.

On May 25, 2012, the Board approved plans and specifications for CIP/Project # I-12-020 – Reconstruction of Hangar #5 (IAA Building #122) and authorized the public bidding process. The apparent low bidder was Shook Construction; contract was approved by the Board on July 20, 2012. The reconstruction was completed in May 21, 2013.

When construction was initiated, a 20% contingency was included in the project budget as multiple change orders were anticipated on this project due to:

- The insurance company's requirement to clean and test equipment such as heating ventilation and air conditioning (HVAC) units as part of the base scope, with replacement as a change order if they failed;
- Lack of as-built construction plans for the hangar;
- Potential for fire damage to be hidden from view behinds walls or other structural members; and
- The building sitting open (unconditioned due to holes in the structure) for more than 18 months while the fire investigation and reconstruction scope negotiation occurred exposing the building systems to all weather conditions and temperatures.

There have been seven (7) previously approved change orders due to unforeseen conditions to date totaling \$238,479.32 (5.57%) as summarized below:

Change Order	Description	Amount
1	Additional Mold Removal in Room 2015; Damaged Gutters and Downspouts	\$ 18,581.55
2	Repair Column C-11	\$ 1,993.26
3	Door Openings 1023A & 1003	\$ 4,552.88
4	Additional Floor Joist; 50' Bent Plate (decking support); Masonry Wall; Joist Reinforcing; "X" Bracing between 9 & 10	\$ 10,331.98
5	Frozen Water Piping; Return Air Plenum; Replace Existing Gas Line; Install Sanitary Tap; Furnish and Install Site PIV; Testing of Existing Fiber Optic Cable and Install Junction Box; Remove Wall Paper and Prep for Paint; Investigate and Clean Interior Sanitary Sewer	\$ 68,683.56
6	Furnish and Install 4 Girts; Install 6" Water Meter and Hoist to Fire Service; Furnish and Install Propeller Fan Switch; Furnish and Install 6 Bollards; Furnish and Install Door/Frame (1025A); Wall Insulation; Signage Removal	\$ 23,723.09
7 (board approved May 17, 2013)	Replacement of HVAC units; Repair collapsed Sewer line; Additional Thermostats for heat control; Repair concrete apron due to installation of grounding ring	\$110,613.00
Grand Total		\$238,479.32

Change Order Summary

Contract changes fall under one (1) of three (3) categories: Errors/Omissions, Unforeseen Circumstances, or additional Owner requested scope. Typically, the cost of an error is paid by the designer since this requires redo of work that has been completed. Omissions are items that are corrected before work is done on that item

and the designers are typically charged up to 15% of the cost of that item since the item has to be negotiated with the contractor. Unforeseen circumstances are items that could not have been anticipated by the designer and are not charged against the designer.

This Change Order is due to unforeseen circumstances. This change order includes the following items:

- Installing smoke rated barrier, separating hangar from offices; lack of sufficient barrier to meet code identified when dismantled for reconstruction.
- Repair damaged hangar door rail beam and new buss bar and electrical system for hangar doors that was identified after structural building repairs allowed for door testing.
- Furnish and install air grilles and diffusers, to return building to pre-fire conditions.
- Sealcoat existing parking lot to mitigate damage from extended period of building sitting unoccupied.
- Additional mold remediation for mold found during construction.
- Replaced some existing plumbing fixtures, due to damage from building sitting open.
- Added Knox boxes, door security system, fire extinguishers, power to eye wash station, phone and data lines, and installation of door labels to return building to pre-fire condition when change of tenant occurred.
- Replacement of damaged IT closet door and exterior double door identified during construction.
- Deduct unused allowance for floor patch and repair of cracked concrete

Revised Construction Contract Amount

Original Construction Contract Amount	\$4,279,009.00
Previous Change Orders	238,479.32 (5.57% of Contract)
Current Change Order	<u>134,259.07</u> (3.14% of Contract)
New Construction Contract Total	\$4,651,747.39

Project Costs

Professional Services (Design & Materials Testing)	\$ 520,542.54
Construction Contract Amount	4,651,747.39
Construction Management	215,547.00
Previous Construction*	<u>14,538.26</u>
Total Anticipated Project Costs**	\$5,402,375.19

*Previous construction includes \$3,238.00 for cleaning services and \$11,000.00 for temporary bracing of the hangar completed before the reconstruction contract.

**This leaves an unutilized budget amount of \$222,624.81.

The revised contract with the Change Order is within the overall project budget of \$5,625,000 as approved in the 2013 Capital Budget.

The majority of the funding for this project is insurance proceeds with the exception of the \$100,000 deductible. All change orders have been closely coordinated with the insurance company as they have been identified to maximize the insurance coverage. Final determination of coverage by the insurance carrier will occur after completion of the project.

Schedule

Work was initiated in 2012 and substantial completion date was May 21, 2013.

Supplier Diversity Participation

If the change order is approved by the Board, the supplier diversity participation on this project will be affected in the following way:

FIRM	CLASSIFICATION	ORIGINAL AMOUNT	ORIGINAL %	AFTER CO AMOUNT	AFTER CO %
White Security	WBE	\$2,000	0.05%	\$4,280	0.09%
WR Beach	WBE	\$40,600	0.95%	\$44,271	0.95%
JP Paving	MBE	\$35,000	0.82%	\$37,828	0.81%
Rebar Corp.	WBE	\$26,000	0.61%	\$26,000	0.56%
Bill Lawrence	WBE	\$139,000	3.25%	\$139,000	2.99%
Sub-Contractors to Prime's Sub-Contractors					
C&C Sheet Metal	MBE	\$58,571	1.37%	\$70,429	1.51%
First Electric	MBE	\$92,857	2.17%	\$92,857	2.00%
Crew Technical	WBE	\$46,429	1.09%	\$46,429	1.00%
Toni Levy	MBE	\$110,000	2.57%	\$110,000	2.36%
Totals	MBE	\$237,857	5.56%	\$341,639.00	7.34%
	WBE	\$310,600	7.26%	\$361,626.00	7.77%
	VBE*	--	--	--	--

*Project began before VBE was being tracked.

Recommendation

The IAA staff has reviewed the Final and Balancing Change Order and recommends that the Board consider for approval Change Order No. 8 with Shook Construction Co. for Reconstruction of Hangar #5 (IAA Building #122), Project # I-12-020, in an amount not-to-exceed \$134,259.07. MBE 7.34%, WBE 7.77%, VBE 0.00%.



Indianapolis Airport Authority

BOARD MEMO – AMENDMENT

To: IAA Board of Directors

From: Shannetta Griffin, Senior Director of Planning & Development

Date: July 1, 2013

Board Date: July 19, 2013

Subject: Approval of Amendment No. 3 with CE Solutions, Inc. for Reconstruction of Building # 122, Project No. I-12-020

Background

On November 7, 2010, a three-alarm fire broke out in the Comlux Completion USA Hangar #5 (IAA Building #122). The fire was contained to the southeast corner of the building, damaging a two-story office component and some of the open hangar bay. There was smoke, water and firefighting damage throughout the building. The Indianapolis Airport Authority (IAA) owns the facility that is leased to Signature Flight Support.

After the fire, IAA had ongoing coordination with the insurance company to present IAA's claim and come to an agreement on the reconstruction scope including the extent of code upgrades required by the State to be covered by IAA's insurance. Initial reconstruction design was started September 2011 and after the State Fire Marshal and Commissioner's Office February 2012 variance hearing, the final project scope was established allowing for design of the reconstruction and code upgrades to be completed.

This project was approved for implementation by the Senior Management Team on August 22, 2011. The revised budget was presented to the Senior Management Team on April 23, 2012, incorporating the variance findings and required code upgrades.

On May 25, 2012, the Board approved plans and specifications for CIP/Project # I-12-020 – Reconstruction of Hangar #5 (IAA Building #122) and authorized the public bidding process. The low bidder was Shook Construction; contract was approved by the Board on July 20, 2012. The reconstruction was completed in May 21, 2013.

Scope

The scope of this Amendment No. 3 with CE Solutions, Inc. (CE Solutions) is for additional professional services, related to extra design and construction administration scope in support of the change orders due to unforeseen conditions, which included repairs of collapsed sewer line, repair of apron concrete due to installation of grounding

ring, repair of frozen water lines due to building being open, and repair to damaged hangar door rail beam and new buss bar and electrical system for hangar doors that was identified after structural building repairs allowed for door testing.

Budget

Amendment No. 3 in the amount of \$51,868.50 is within the professional services costs of the overall project budget of \$5,625,000.00 as approved in the 2013 Capital Budget.

Project Costs

Professional Services (Design & Materials Testing)	\$ 520,542.54
Construction Contract Amount	4,651,747.39
Construction Management	215,547.00
Previous Construction*	<u>14,538.26</u>
Total Anticipated Project Costs**	\$5,402,375.19

*Previous construction includes \$3,238.00 for cleaning services and \$11,000.00 for temporary bracing of the hangar completed before the reconstruction contract.

**This leaves an unutilized budget amount of \$222,624.81.

The majority of the funding for this project is insurance proceeds with the exception of the \$100,000 deductible. All change orders have been closely coordinated with the insurance company as they have been identified to maximize the insurance coverage. Final determination of coverage by the insurance carrier will occur after completion of the project.

This project is being undertaken to repair an existing facility due to fire that has caused the facility to be unusable. After satisfying the deductible, insurance proceeds will be used to cover the cost of the reconstruction. As a result of the health and safety issues related to the fire damaged facility, this project is exempt under the Authority's hurdle rate policy and has not been subjected to an internal rate of return calculation.

Schedule

This amendment does not change the term of the contract. The contract with CE Solutions, Inc. expires on December 31, 2013.

Supplier Diversity Participation

The Director of Supplier Diversity approved the following:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
L'Acquis Consulting Engineers	\$9,796.00	\$0.00	\$0.00	19.90%	0.00%	0.00%
Elements Engineering	\$0.00	\$2,750.00	\$0.00	0.00%	5.59%	0.00%
Totals	\$9,796.00	\$2,750.00	\$0.00	19.90%	5.59%	0.00%

Contract Summary to Date

Contract/Amendment & Execution Date	Service & Term	Amount	Minority Participation %	
			MBE	WBE
Original Contract September 12, 2011	Professional Services & Expenses Term: 9/12/11 – 12/31/12	\$143,678	26.84%	2.60%
Amendment No. 1 September 16, 2011	Professional Services Term: 9/16/11 – 6/30/13	\$150,777	15.41%	20.59%
Amendment No. 2 April 20, 2012	Professional Services Term: 9/16/11 – 12/31/13	\$113,754	25.61%	5.05%
Amendment No. 3 July 19, 2013	Professional Services Term: No change	\$51,868.50	19.90%	5.59%
	Revised Contract NTE	\$460,077.50	21.01%	8.61%

Recommendation

The IAA staff has reviewed the proposal and recommends that the Board consider for approval an amendment to the contract with CE Solutions, Inc. for additional services for Reconstruction of Hangar #5 (Building #122) in an amount not-to-exceed \$49,226.00 (fees) and \$2,642.50 (expenses) for a total not-to-exceed amount of \$51,868.50. MBE 19.90% (L'Acquis Consulting Engineers), WBE 5.59% (Elements Engineering), and VBE 0.00%



BOARD MEMO – AMENDMENT

To: IAA Board of Directors

From: Shannetta Griffin, P.E., Senior Director of Planning & Development

Date: June 27, 2013

Board Date: July 19, 2013

Subject: Approval of Amendment #3 with Wessler Engineering for Stormwater and Deicing Controls and Capacity Phase 2, Project # I-14-012

Background

The Indianapolis Airport Authority (IAA) conducted a Stormwater and Deicing System Assessment and Preliminary Engineering Study in 2011. This assessment identified options and alternatives for improvements to the existing stormwater and deicing system needed to accommodate current, short-term and longer-term aviation needs and to meet current and future federal water quality requirements.

The IAA issued a qualifications based Request for Proposal (RFP) for Professional Services on December 8, 2011 to obtain design services for a phased project for stormwater and deicing system controls and capacity improvements.

Based on review of the proposals received from the RFP, the IAA selected a design team led by Wessler Engineering as the best qualified to provide professional services. An original contract was approved on April 12, 2012 and Amendment #1 and Amendment #2 were approved on August 17, 2012, and February 15, 2013, respectively. The original contract and amendments included design and associated work for Phase 1 projects included within the 2012 Capital Improvement Program (CIP).

The Stormwater and Deicing Controls and Capacity Phase 1 projects are currently under construction. The first stage, consisting of improvements to the Lift Station serving Seerley Creek Basins and establishment of a control structure for the Eagle Hub, was approved for bidding on July 20, 2012 and the bid was awarded on September 21, 2012 to Graves Plumbing, Inc. The second stage consisting of redirecting stormwater from near the Old Terminal to Mars Ditch Basins rather than Seerley Creek Basins to free up storage capacity at Seerley Creek Basin was approved for bidding on August 17, 2012 and the bid was awarded on October 19, 2012 to Rieth-Riley Construction Co., Inc.

Phase 2 of the Stormwater and Deicing System Controls and Capacity project (Project #1-14-012) is now ready for design. Phase 2 was approved for design by the Senior Management Team on June 24, 2013. Phase 2 will focus on additional facilities and capacity required to meet federal environmental requirements for reuse of the Eagle Hub as well as provide additional storage capacity that will benefit reuse of the old

terminal apron and continued expansion of the cargo apron and future new terminal apron.

Scope

The scope of this amendment includes the design work and associated permitting and construction administration work associated with Phase 2 of the Stormwater and Deicing System Controls and Capacity project.

Phase II is designed to capture runoff from a portion of the Postal Hub apron, convey the stormwater runoff to the location of the existing 8 million gallon equalization basin and construct a twin equalization basin approximately 100 yards to the south to provide storage capacity to accommodate the additional flow. The additional storage will also be used to offset capacity in Seerley Creek Basin needed in the event that aircraft deicing occurs again on the old terminal ramp subsequent to the current demolition activities.

See the attached Exhibit: Stormwater and Deicing Controls and Capacity – Phase 2. These are provided for illustrative purposes only and depict the improvements noted above. IAA plans to complete modifications prior to the end of 2014.

Budget

The original contract, Amendment 1 and Amendment 2, totaling \$316,785, is within the overall budget for Stormwater and Deicing Controls and Capacity Phase 1 professional services of \$724,470 and within the overall Phase 1 Budget of \$4,293,000.

Amendment 3 is for professional services associated with design and construction administration for Stormwater and Deicing Controls and Capacity Phase 2 not-to-exceed Six Hundred Thirty-Nine Thousand Nine Hundred and Five Dollars (\$639,905). This project is included in the proposed 2014 Capital Budget at a total of \$6,323,000 with 2013 proposed spend of \$1,170,000 and the Amendment is within the professional services portion of the overall Phase 2 budget. In order to maximize potential FAA funding the Authority must proceed with design and obtain bids in 2013.

Project Costs

Design and Construction Administration (Amendment 3)	\$ 639,905
Other Non-Construction Testing and Project Management	296,745
Construction	<u>5,386,350</u>
Total Anticipated Project Costs (Phase 2)	\$ 6,323,000

FAA Airport Improvement Program (AIP) grant funding is anticipated to cover up to 75% of the project cost. However, as 2014 AIP funding hasn't been finalized, we are only seeking authorization for design and construction administration cost at this time, as this will enable us to maximize our opportunity to utilize FAA funds for this project. The final project budget may be adjusted based on the requirements of the final design and the availability of AIP funding for this project for 2014.

This project is required to continue to meet City of Indianapolis and federal water quality permit requirements as the authority expands development and activity at IND. The project is expected to be 75% grant funded. Because this project supports future, as yet unspecified, development, no hurdle rate calculation was conducted. The cash funded portion of the project will be utilized as a cost in determining the Internal Rate of Return (IRR) of projects that are supported by this improvement as those projects are developed.

Schedule

This amendment does not change the term of the contract. The contract with Wessler Engineering expires on October 31, 2014.

Supplier Diversity Participation

The Director of Supplier Diversity has approved the following for Amendment 3:

FIRM	AMOUNT				%			
	DBE	MBE	WBE	VBE	DBE	MBE	WBE	VBE
Dmytryka Jacobs Engineers	\$ 0	\$49,100	\$ 0	\$0	0.00	7.71	0.00	0.00
Elements Engineering	\$29,500	\$ 0	\$29,500	\$0	4.63	0.00	4.63	0.00
Northpoint Engineering & Survey	\$ 9,833	\$ 0	\$ 9,833	\$0	1.54	0.00	1.54	0.00
CTL Engineering	\$27,000	\$27,000	\$ 0	\$0	4.24	4.24	0.00	0.00
White Security	\$ 2,000	\$ 0	\$ 2,000	\$0	0.31	0.00	0.31	0.00
Reprographix, Inc.	\$ 0	\$ 0	\$ 4,200	\$0	0.00	0.00	0.66	0.00
Totals	\$68,333	\$76,100	\$45,533	\$0	10.72	11.95	7.14	0.00

* Project began before VBE was being tracked.

Contract Summary to Date

Contract/ Amendment & Execution Date	Service & Term	Amount	Minority Participation %			
			DBE	MBE	WBE	VBE
Original Contract April 12, 2012	Professional Services Term: 4/12/12 – 3/31/14	\$ 73,737	0	18.16	5.46	0
Amendment 1 August 17, 2012	Additional Design and Construction Administration Services Term: 4/12/12 – 3/31/14	\$156,802	7.91	17.46	9.18	0

Amendment 2 February 15, 2013	Additional Design and Construction Administration Services Term: 4/12/12 – 10/31/14	\$86,246	16.45	19.23	12.90	0
Amendment 3 July 19, 2013	Design and Construction Administration Services Phase 2 Term: 4/12/12 – 10/31/14	\$639,905	10.72	11.95	7.14	0
	Revised Contract NTE	\$956,690				
	Revised Total Minority Participation		9.95	13.98	7.86	0

Recommendation

The IAA staff has reviewed the proposal and recommends that the Board consider for approval Amendment #3 to the professional services contract with Wessler Engineering for Stormwater and Deicing Controls and Capacity Phase 2 (Project #1-14-012) in amount not-to-exceed \$636,925.00 (fees) and \$2,980.00 (expenses) for a total amount not-to-exceed \$639,905.00. DBE 10.72% (Elements Engineering, Northpoint Engineering & Survey, CTL Engineering, White Security), MBE 11.95% (Dmytryka Jacobs Engineers, CTL Engineering), WBE 7.14% (Northpoint Engineering & Survey, Elements Engineering, White Security, Reprographix, Inc.), and VBE 0.00%.



BOARD MEMO – PROPERTY ACQUISITION

To: IAA Board of Directors
From: Joseph Heerens, General Counsel
Date: July 3, 2013
Board Date: July 19, 2013
Subject: Property Acquisition – RSK Prop, LLC

Background

The Indianapolis Airport Authority (“IAA”) has had an active land acquisition program since 1973. Between 1973 and 1987, the land program acquired the majority of the land which comprises the current Indianapolis International Airport layout and footprint.

Scope

The undeveloped property for acquisition by IAA consists of approximately four acres, is owned by RSK Prop, LLC (“RSK”), and is located in the southwest quadrant of the intersection of Washington Street and Interstate 465, as more particularly shown on the drawing attached hereto (the “RSK Property”). IAA already owns most of the real estate within this general area, and the acquisition of the RSK Property will help complement and further the IAA’s aviation interests and opportunities relative to its approved land use program. This acquisition is not part of the IAA’s noise programs.

In April 2013, the IAA caused the RSK Property to be appraised by an independent appraiser, who determined its value to be Two Hundred Five Thousand and No/100 Dollars (\$205,000). IAA then prepared, and RSK signed, a Real Estate Purchase Option, dated June 6, 2013, which gives IAA the irrevocable right to purchase the RSK Property for \$205,000.

Schedule

July 19, 2013: Approve the Purchase Option with RSK. The closing will occur as soon as practicable thereafter.

Funding

This acquisition is currently funded from the 2013 Capital Improvement Fund. As of June 2013, year-to-date total spent/closed on all land purchases by the IAA is \$976,000 against a budget of \$1,414,000. With this purchase, the total amount spent/closed will be \$1,181,000.

Recommendation

IAA Staff recommends the purchase of the RSK Property.

