



Indianapolis Airport Authority
IAA Board of Directors Meeting Agenda
February 18, 2022
8:00 AM
Virtual Meeting via Zoom

- I. **Call to Order**
- II. **Approval of Minutes of the IAA Board’s Virtual Meeting of January 21,2022.**
- III. **Ordinances, Resolutions, and Public Hearings**
 - a) **Public Hearing regarding General Ordinance No. 01-2022**, to legally collapse the tenancy-in-common and to authorize the execution and recording by the Executive Director of various documents to legally collapse the tenancy-in-common structure and provide clear title to the Indianapolis Maintenance Center (IMC), as more particularly described in **BP2022-02-01**.
 - b) **Consideration for Approval and Adoption of General Ordinance No. 01-2022**, to legally collapse the tenancy-in-common and to authorize the execution and recording by the Executive Director of various documents to legally collapse the tenancy-in-common structure and provide clear title to the Indianapolis Maintenance Center (IMC), as more particularly described in **BP2022-02-01**.
- IV. **Board Reports**
 - a) Board President’s Report
 - i. Tamika Catchings – Visit Indy’s Bill McGowan Tourism Leadership Award
- V. **Official Actions**

Consider, for approval, the individual items on the **IAA General Agenda, dated February 18, 2022**.
- VI. **Staff Reports**
 - a) **Executive Director’s Report (Submitted in writing)**
 - i. Introduction of Jonathan Weinzapfel, General Counsel at IAA
 - ii. ACI World’s Voice of the Customer Recognition
 - iii. ACI Airport Health Accreditation Recertification
 - iv. Black History Month at IND
- VII. **Other Reports/Update**
 - a) **Board Communications: *Next Meeting: Friday, March 18, 2022, at 8:00 AM***

MINUTES
Board of Directors Meeting
Indianapolis Airport Authority

The Regular Meeting of the Indianapolis Airport Authority (IAA) Board called to order at 8:00 am, on January 21, 2022, in the Airport's Board Conference Room at Indianapolis International Airport. A roll call attendance was taken. Board Members who attended virtually did so via Zoom.

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

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

Board Members not able to attend: Brett Voorhies

IAA Executive Staff attending:

Mario Rodriguez, Executive Director
Keith Berlen, Sr. Director of Operations and Public Safety
Marsha Stone, Sr. Director of Commercial Enterprise
Jarod Klaas, Sr. Director of Planning and Development
Lisa Bierman, Sr. Executive Assistant
Maria Wiley, Sr. Director of Audit, Compliance & Procurement
Reid Goldsmith, Sr. Director of Information Technology
Bill Stinson, Sr. Director of Public Affairs
Rachel Stevens, Sr. Director of Human Resources
Holli Harrington, Director of Supplier Diversity and Diversity Officer
Ellen Hurley, Associate General Counsel
Robert Thomson, Sr. Director of Finance

External Panelist

Denise Barkdull, External Counsel, Frost Brown Todd

APPROVAL OF MINUTES

No discussion occurred upon a motion by Ms. Davis and a second by Mr. Powers. President Glass called upon Ms. Bierman to take a roll call vote for the approval of December 17, 2021, minutes. Unanimous approval was given to the Meeting Minutes of the IAA Board Meeting of December 17, 2021.

ORDINANCES, RESOLUTIONS, AND PUBLIC HEARING

President Glass called upon Mr. Thomson for the introduction of **Ordinance No. 01-2022** to legally collapse the tenancy-in-common of the Indianapolis Maintenance Center (IMC) and to authorize the Executive Director to execute and record various documents necessary to effect same and provide clear title to the IMC, as more particularly described in **BP2022-01-01**.

Barbara Glass asked if there was any further discussion.

Mr. McClamroch asked if the term "collapse" means no consideration and called upon Ms. Barkdull for further clarification. Ms. Barkdull explained that the IAA owns the land, the City and State, as well as the IAA, entered into leases in order to be able to issue bonds, and that need no longer exists. Collapsing the tenancy-in-common is a clean-up measure, and ownership of the land remains with IAA.

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED December 17, 2021: President Glass introduced described each item listed on the General Agenda.

Next, President Glass called upon Ms. Stone to present **BP2022-01-02** for approval of the Foreign Trade Zone (FTZ) Operator Amendment #1 and the issuance of a Grantee Concurrence letter to LifeScience Logistics, LLC.

President Glass asked for a motion of approval for **BP2022-01-02**. A motion for approval was made by Mr. Gaither and seconded by Mr. Goodwin. Next, President Glass asked if there was any further discussion.

Mr. Powers asked how long the issuance will be in effect. Ms. Stone replied they entered in eleven years ago and she would provide detail on the length of the issuance.

President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to **BP2022-01-02**.

President Glass called upon Ms. Stone to present **BP2022-01-03** for approval of a Land & Building Lease Amendment #1 with ABM Aviation, Inc., for the continued leasing of Building #238 and its associated parking areas located at 3730 South High School Road for a term of five (5) years and

seventeen (17) days commencing retroactive to October 15, 2021, and terminating October 31, 2026, with two (2) one-year option periods.

President Glass asked for a motion of approval for [BP2022-01-03](#). A motion for approval was made by Vice President Dillinger and seconded by Ms. Davis. Next, President Glass asked if there was any further discussion. There being none, President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to [BP2022-01-03](#).

President Glass called upon Mr. Berlen to present [BP2022-01-04](#) for approval of the award of purchase to JCL Equipment Company Inc. and the issuance of a purchase order and notice to proceed with the purchase of one (1) new paint truck, Project 1-21-027, in an amount not-to-exceed \$508,187.24 and authorizes the disposal of the replaced paint truck through an IAA auction.

President Glass asked for a motion of approval for [BP2022-01-04](#). A motion for approval was made by Vice President Dillinger and seconded by Mr. McClamroch. Next, President Glass asked if there was any further discussion. There being none, President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to [BP2022-01-04](#).

President Glass called upon Mr. Berlen to present [BP2022-01-05](#) for approval of the purchase of a 3000-gallon ARFF vehicle from Oshkosh Airport Products, LLC in an amount not to exceed \$991,064 and authorize the Executive Director to execute the purchase contract.

President Glass asked for a motion of approval for [BP2022-01-05](#). A motion for approval was made by Mr. Gaither and seconded by Ms. Catchings. Next, President Glass asked if there was any further discussion.

Mr. Powers asked if this resulted from an RFQ. Mr. Berlen answered it had resulted from a competitive bid process. Mr. Powers proceeded to ask if the process was handled differently than the paint truck. Mr. Berlen answered they were both public bids.

President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to [BP2022-01-05](#).

President Glass called upon Mr. Klaas to present [BP2022-01-06](#) for approval of an award of contract for Parking Lot Rehabilitation at Indianapolis Metropolitan Airport in an amount not-to-exceed \$353,097.25 plus a 10% construction reserve of \$35,309.73 for a total of \$388,406.98 to Evans Development Company, Inc., the lowest responsive and responsible bidder. Supplier diversity participation is MBE .85% (Cripe Engineering), WBE 8.31% (Evens Time, Laura Kopetsky Tri-Ax, Indiana Sign and Barricade, and MJ Schuetz).

President Glass asked for a motion of approval for [BP2022-01-06](#). A motion for approval was made by Mr. Goodwin and seconded by Ms. Davis. Next, President Glass asked if there was any

further discussion. There being none, President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to [BP2022-01-06](#).

President Glass called upon Mr. Klaas to present [BP2022-01-07](#) for approval authorizing the Executive Director to execute an award of construction contract to the lowest responsive and responsible bidder for Runway 15 Obstruction Removal at Indianapolis Metropolitan Airport.

President Glass asked for a motion of approval for [BP2022-01-07](#). A motion for approval was made by Ms. Catchings and seconded by Ms. Davis. Next, President Glass asked if there was any further discussion. There being none, President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to [BP2022-01-07](#).

BOARD REPORTS

a.) Board President's Report

2022 IAA Election of officers

IAA Board Members who have confirmed they are candidates for officer positions of the IAA Board for 2022 are as follows:

- I. Barbara Glass, President
- II. Steven C. Dillinger, Vice President
- III. Mamon Powers III, Secretary

Mr. Tuohy asked for a motion to elect the candidates listed above for the respective offices. A motion was made by Ms. Davis and seconded by Ms. Catchings. Next, Mr. Tuohy asked if there were any discussions. There being none, Mr. Tuohy took a roll call vote with all members stating, "Aye." With no opposition, President Barbara Glass, Vice President Steven C. Dillinger, and Secretary Mamon Powers III were elected for IAA Board 2022.

Next, Mr. Tuohy called upon the board to make a motion to appoint Mr. Thomson as Treasurer. A motion was made by Mr. McClamroch and seconded by Mr. Gaither. Mr. Tuohy asked if there was any discussion. There being none, Mr. Tuohy took a roll call vote with all members stating, "Aye." With no opposition, Robert Thomson was granted Treasurer for 2022.

STAFF REPORTS

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

- i. IAA 2021 3rd Quarter Core Value Award Winners

- ii. Major Taylor Mural Dedication
- iii. Airport Business 40 Under 40 - Natalie Schraner
- iv. College Football Playoff National Championship
- v. 2023 Air Show at Indianapolis Regional Airport
- vi. 2021 End of Year Video recognizing IAA continued resiliency and achievements for above and beyond performance in 2021
- vii. IAA Land Update (01.10.2022)

Other Reports/Updates

- a.) Board Communications: Next Meeting: Friday, February 18, 2022, at 8:00 am.
- b.) Vice President Dillinger congratulated Ms. Catchings on another award achievement
- c.) The Human Resource Committee is scheduled for February 23, 2022, at 2:00 pm.
- d.) Mr. Powers congratulated the IAA for the excellent work done in 2021, as well as the marvelous end of year video.

ADJOURNMENT

Meeting adjourned at 8:42 am.

January 21, 2021, Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:

<https://zoom.us/rec/share/INkg1LwiPvG3yIWp-9Fk5tMJ9ctCFZhevho6H9IKSSnebXK8AHvOR4a9gBhOrOQI.xq4iwPNoZOxYwUsi>

Access Passcode: QJ?H23+Q

INDIANAPOLIS AIRPORT AUTHORITY *

By: _____
Barbara Glass, President

DATED: February 18, 2022

By: _____
Mamon Powers III, Secretary

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



Indianapolis Airport Authority

BOARD MEMO – APPROVAL AND ADOPTION OF COLLAPSE OF TENANCY-IN-COMMON STRUCTURE OF IMC ORDINANCE

To: IAA Board of Directors
From: Robert Thomson, Sr. Director of Finance
Date: January 28, 2022
Board Date: February 18, 2022
Subject: Approval and Adoption of General Ordinance No. 01-2022

The Indianapolis Airport Authority hereby presents General Ordinance No. 01-2022 (“Ordinance”) for approval and adoption.

Scope

Authorizes the legal collapse of the tenancy-in-common structure associated with the Indianapolis Maintenance Center (“IMC”) per the advice of counsel and authorizes the Executive Director to execute and record various documents to accomplish the same.

Schedule

January 21, 2022, General Ordinance No. 01-2022 to be introduced at the IAA Board Meeting
February 18, 2022, Public Hearing /Consideration for Approval and Adoption of General Ordinance No. 01-2022

Recommendation

The IAA Staff recommends approval and adoption of General Ordinance No. 01-2022 to collapse the tenancy-in-common legally and to authorize the execution and recording by the Executive Director of various documents to legally collapse the tenancy-in-common structure and provide clear title to the Indianapolis Maintenance Center.

**IAA Board Virtual Meeting
General Agenda
February 18, 2022**

General:

BP2022-02-02 **Consider for approval**, the Foreign Trade Zone (FTZ) Operator Agreement and the issuance of a Grantee Concurrence Letter to Buchanan Group Services, LLC.

BP2022-02-03 **Consider for approval**, the Foreign Trade Zone (FTZ) Operator Agreement and the issuance of a Grantee Concurrence Letter with Mercury Marine.

Capital:

BP2022-02-04 **Consider for approval**, a professional services contract with Infrastructure Engineering Inc. for Rehabilitation of Economy Parking Lot Pavement at Indianapolis International Airport in an amount not-to-exceed \$1,207,933.21. Supplier diversity participation is MBE 53.27% (Infrastructure Engineering Inc., CTL Engineering, and SJCA, Inc.), WBE 15.73% (Resolution Group, Inc.), and VBE 2.82% (Roger Ward Engineering, Inc.).

BP2022-02-05 **Consider for approval**, an award of contract for CEP – Cooling Tower Replacement, Phase II at the Indianapolis International Airport to North Mechanical Contracting, Inc. in an amount not-to-exceed \$3,988,000.00 plus a 10% construction reserve of \$398,800.00 for a total of \$4,386,800.00. North Mechanical Contracting, Inc. was the lowest responsive and responsible bidder. Supplier diversity participation is WBE 5.01% (Deco Coating).



Board Memo – Buchanan Group Services, LLC FTZ Operator Agreement & Grantee Concurrence Letter

To: IAA Board of Directors

From: Marsha Stone, Sr. Director of Commercial Enterprises

Date: January 31, 2022

Board Date: February 18, 2022

Subject: Buchanan Group Services, LLC - FTZ Operator Agreement & Grantee Concurrence Letter

Background

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

Buchanan Group Services, LLC (Buchanan Group) is a limited liability company that manufactures and supplies caskets, urns, headstones, etc. to funeral homes throughout North America. Needed material and supplies for the manufacturing process are imported to the U.S. from other locations outside of the United States. Buchanan Group utilizes their Indianapolis distribution center to supply its six (6) warehouses located within the United States. In order to remain globally competitive, Buchanan Group is seeking Foreign Trade Zone (FTZ) status.

The GIFTZ Board approved the endorsement of Buchanan Group’s FTZ sponsorship request on January 25, 2022.

Buchanan Group has requested its facility, located at 2525 Shadeland Avenue in Indianapolis, be established as an FTZ site, under Alternative Site Framework (ASF):

- Buchanan Group employs 5 fulltime employees at this location and expects to add an additional 3 full-time employees upon FTZ activation.
- Separately and unrelated to the GIFTZ, the Buchanan Group is also seeking FTZ designation for its Scottsburg, IN, manufacturing site through another grantee (Ports of Indiana) since that manufacturing facility is located outside of the IAA/GIFTZ grantee service area.

Scope

The GIFTZ Board requests the IAA Board execute FTZ Operator Agreement and issue a Grantee Concurrence Letter to allow Buchanan Group to utilize FTZ benefits at its Indianapolis site.

Schedule

February 18, 2022: IAA Board consider for approval the Buchanan Group FTZ Operator Agreement associated Grantee Concurrence Letter.
February 28, 2002: Buchanan Group files its application with the FTZ Board, Washington, D.C.
April 1, 2022: Tentative activation date of Buchanan Group Services, LLC's FTZ site.

Revenue and/or Operating Cost Implications

Revenue:

The GIFTZ Board publishes a public rates and charges document referred to as a *Zone Schedule*.

Revenue for this new FTZ space will be \$30,000 per annum.

Operating Costs:

The GIFTZ has no initial costs associated with Buchanan Group's FTZ designation. Once Buchanan Group activates the use of the FTZ privileges, the GIFTZ will expend approximately \$4,900 per annum in direct support costs.

Diversity Participation

Not Applicable

Recommendation

IAA Staff and the GIFTZ Board recommend that the IAA Board consider for approval the Foreign Trade Zone (FTZ) Operator Agreement and the issuance of a Grantee Concurrence Letter to Buchanan Group Services, LLC.



Board Memo – Mercury Marine FTZ Operator Agreement & Grantee Concurrence Letter

To: IAA Board of Directors

From: Marsha Stone, Sr. Director of Commercial Enterprises

Date: January 31, 2022

Board Date: February 18, 2022

Subject: Mercury Marine - FTZ Operator Agreement & Grantee Concurrence Letter

Background

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

Mercury Marine, a division of Brunswick Corporation, manufactures marine engines, parts, and accessories. Its global distribution facility is currently located in Fond du Lac, Wisconsin and is being relocated to a new distribution facility being constructed in Brownsburg, IN. The existing Fond du Lac location will be transformed into a manufacturing site for Mercury Marine upon the Brownsburg distribution facility becoming operational; therefore, no job loss in Wisconsin is anticipated. In order to remain globally competitive, Mercury Marine is seeking Foreign Trade Zone (FTZ) status.

The GIFTZ Board approved the endorsement of Mercury Marine’s FTZ sponsorship request on January 25, 2022.

Mercury Marine has requested its new distribution facility, to be located on Ronald Reagan Parkway in Brownsburg, be established as an FTZ site, under the Alternative Site Framework (ASF):

- Mercury Marine will employ around 250 employees at this location.
- The Brownsburg site will consist of:
 - 512,720 square feet of building space
 - 237,280 square feet of building expansion capability
 - 178,350 square feet of exterior cargo staging area
 - Total: 928,350 square feet within the FTZ status.

Scope

The GIFTZ Board requests the IAA Board execute the FTZ Operator Agreement and issue a Grantee Concurrence Letter to allow Mercury Marine to utilize FTZ benefits at its Brownsburg site.

Schedule

February 18, 2022: IAA Board consider for approval the Mercury Marine FTZ Operator Agreement & associated Grantee Concurrence Letter.

February 28, 2022: Mercury Marine files its application with the FTZ Board, Washington, D.C.

Q4, 2022: Tentative activation timing of Mercury Marine’s FTZ site, based on completion of the facility under construction.

Revenue and/or Operating Cost Implications

Revenue:

The GIFTZ Board publishes a public rates and charges document referred to as a *Zone Schedule*.

GIFTZ revenue for this new FTZ space will be \$48,000 per annum.

Operating Costs:

The GIFTZ has no initial costs associated with Mercury Marine’s FTZ designation. Once Mercury Marine activates the use of the FTZ privileges, the GIFTZ will expend approximately \$4,900 per annum in direct support costs.

Diversity Participation

Not Applicable

Recommendation

IAA staff and the GIFTZ Board recommend that the IAA Board consider for approval the Foreign Trade Zone (FTZ) Operator Agreement and the issuance of a Grantee Concurrence Letter with Mercury Marine.



BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: February 8, 2021

Board Date: February 18, 2022

Subject: Approve the Professional Services Contract with Infrastructure Engineering Inc. for Rehabilitation of Economy Parking Lot Pavement at Indianapolis International Airport (Project No. I-21-061)

Background

The Indianapolis International Airport (IND) Economy Parking Lot was constructed approximately twelve years ago. Since then, the Indianapolis Airport Authority (IAA) staff has performed pavement repairs and patching on an as-needed basis. Due to the robust use of this pavement and the current severity and scale of the pavement deterioration, significant rehabilitation is now required.

On June 14, 2021, the Indianapolis Airport Authority (IAA) issued a Request for Qualifications (RFQ) to select a designer for this project with responses due on July 12, 2021. Six (6) Statements of Qualifications were received. A review committee made up of four (4) IAA representatives reviewed and ranked the qualifications identifying the three (3) most qualified firms for interviews. As a result of the interview process, the Review Committee ranked Infrastructure Engineering Inc. as the best qualified to provide the professional services.

Scope

The scope will consist of field data collection, design, permitting, bidding services, and construction administration. Approximately \$10 million in pavement construction and rehabilitation will be included in this design effort.

Budget

The Infrastructure Engineering Inc. contract is \$1,207,933.21 which is within the approved 2022 Capital Budget for Rehabilitation of Economy Parking Lot Pavement.

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
Infrastructure Engrg., Inc.	\$ 519,874.00	\$ -	\$ -	43.04%	0.00%	0.00%
Resolution Group Inc.	-	\$ 189,955.27	-	0.00%	15.73%	0.00%
CTL Engrg Inc.	\$ 57,752.00	-	-	4.78%	0.00%	0.00%
Roger Ward Engrg, Inc.	-	-	\$ 34,008.00	0.00%	0.00%	2.82%
SJCA, Inc.	\$ 65,786.08	-	-	5.45%	0.00%	0.00%
Totals	\$ 643,412.08	\$ 189,955.27	\$ 34,008.00	53.27%	15.73%	2.82%

Recommendation

The IAA staff recommends the IAA Board consider for approval a professional services contract with Infrastructure Engineering Inc. for Rehabilitation of Economy Parking Lot Pavement at Indianapolis International Airport in an amount not-to-exceed \$1,207,933.21. Supplier diversity participation is MBE 53.27% (Infrastructure Engineering Inc., CTL Engineering, and SJCA, Inc.), WBE 15.73% (Resolution Group, Inc.), and VBE 2.82% (Roger Ward Engineering, Inc.).



BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: February 8, 2022

Board Date: February 18, 2022

Subject: Award Construction Contract to North Mechanical Contracting, Inc. for CEP – Cooling Tower Replacement, Phase II at Indianapolis International Airport (Project No. I-22-047)

Background

The Central Energy Plant (CEP) is located on Hoffman Road on the north side of the Indianapolis International Airport (IND). The cooling towers at the CEP are critical to maintaining the appropriate cooling capacity for the Indianapolis Maintenance Center (IMC) and the IND Terminal Building.

The Cooling Tower Replacement project is a three-year phased program that includes the procurement of five new stand-alone stainless-steel cooling towers, demolition of the old wooden cooling towers, and restoration of the structural steel supports. Phase I of this project, which is complete, was the removal of one cooling tower and installing two new cooling towers. The final phase, Phase III, will complete the project in 2023.

On December 20, 2021, the IAA Executive Director approved plans and specifications prepared by Applied Engineering Services, Inc. and authorized the public bidding process for CEP – Cooling Tower Replacement (Phase II) at IND.

On January 25, 2022, the IAA staff received two bids. The project contained a base bid only. The bids ranged from \$3,988,000.00 to \$4,317,108.00. North Mechanical Contracting, Inc. was the lowest responsive and responsible bidder in the amount of \$3,988,000.00.

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

Scope

Phase II will include the removal and replacement of two cooling towers.

Budget

The North Mechanical Contracting, Inc. contract is \$3,988,000.00, which is within the approved 2022 Capital Budget for CEP - Cooling Tower Replacement.

CEP-Cooling Tower Replacement - Phase II

Contract Amount (including 10% reserve)	\$	4,386,800.00
Design (including survey and geotechnical)		51,120.00
Advertisements for Bid		227.00
Total Anticipated Project Cost	\$	4,438,147.00

This project will be 100% Airport cash funded.

This project is being undertaken to preserve an asset. Without these improvements, the structure will continue to deteriorate in excess of normal maintenance and its remaining useful life will be reduced. As a result of the necessity to maintain the asset in working order, 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 is anticipated February 18, 2022, and the substantial completion is expected to occur June 2022.

Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Deco Coating	\$ -	\$ 199,600.00	\$ -	0.00%	5.01%	0.00%
Totals	\$ -	\$ 199,600.00	\$ -	0.00%	5.01%	0.00%

Recommendation

The IAA staff recommends the IAA Board of Directors consider for approval an award of contract for CEP – Cooling Tower Replacement, Phase II at the Indianapolis International Airport to North Mechanical Contracting, Inc. in an amount not-to-exceed \$3,988,000.00 plus a 10% construction reserve of \$398,800.00 for a total of \$4,386,800.00. North Mechanical Contracting, Inc. was the lowest responsive and responsible bidder. Supplier diversity participation is WBE 5.01% (Deco Coating).