



**A DECADE+ OF  
EXCELLENCE**  
INDIANAPOLIS INTERNATIONAL AIRPORT

**IAA Board of Directors Meeting Agenda**

**March 15, 2024**

**8:00 AM**

**Location: Board Conference Room – 4th floor and Via Zoom (Hybrid meeting)**

- I. **Call to Order**
- II. **Approval of Minutes of the IAA Board’s Meeting of February 16, 2024.**
- III. **Ordinances, Resolutions, and Public Hearings**
  - a) **Introduction of General Ordinance 01-2024**, concerning Indianapolis Airport Authority’s 2024 Rates and Charges Ordinance, specifically for Parking Rates, as described in **Board Memo BP2024-03-01**.
  - b) **Public Hearing for Board Memo BP2024-03-02**, regarding a certain Real Estate Sale Agreement with Site 3 West, LLC for the sale of land located at 8215 West Washington Street in Indianapolis, Indiana, for a total sale amount of \$262,000.00, as more particularly described in said **BP2024-03-02**.
  - c) **Consider for Approval for Board Memo BP2024-03-02**, regarding a certain Real Estate Sale Agreement with Site 3 West, LLC, for the sale of land located at 8215 West Washington Street in Indianapolis, Indiana, for a total sale amount of \$262,000.00 authorizing IAA Staff to complete the sale transaction.
- IV. **Board Reports**
  - a) Board President’s Report
  - b) 2023 Sub-Committee Annual Reports (***Received and filed***)
- V. **Official Actions**

Consider for approval, the individual items on the **IAA General Agenda dated March 15, 2024**.
- VI. **Staff Reports**
  - a) Executive Director’s Report (Submitted in writing)
    - i. Airports Council International-North America Award - Best Airport of 5 to 15 Million Passengers
    - ii. Indiana Chamber - Best Places to Work in Indiana list for 2024
    - iii. Core Value Winners

- iv. Three Construction Awards at the American Concrete Pavement Association
- v. 2024 Everyday Safety Hero Award – Andy Burnett

**VII. Other Reports and Updates**

- a) **Board Communications:** *Next Meeting: Friday, April 19, 2024, at 8:00 AM*

**MINUTES**  
**Board of Directors Meeting**  
**Indianapolis Airport Authority**

The Regular Meeting of the Indianapolis Airport Authority (IAA) Board called to order at 8:00 am February 16, 2024, in the Airport's Board Conference Room at Indianapolis International Airport. A roll call attendance was taken. Board Members attended in person or via Zoom.

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

Barbara Glass, President  
Steve Dillinger, Vice President (attending remotely)  
Mamon Powers, Secretary  
Kurt Schleiter, Member  
Jeffrey Gaither, Member  
Duane Gibbs, Member  
W. Tobin McClamroch, Member  
Eric Dozier, Member  
Ryan Goodwin, Member  
Brett Voorhies, Member  
Tamika Catchings, Member (attending remotely)  
Brian Tuohy, I.A.A. Board Counsel

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

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

**APPROVAL OF MINUTES**

President Glass asked for a motion for approval. A motion for approval was made by Mr. Gaither and seconded by Mr. McClamroch. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," the Meeting Minutes of the IAA Board Meeting on January 19, 2024, were approved.

## **ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS**

President Glass called upon Marsha Wurster, Sr. Director of Commercial Enterprise, to present for public hearing, [BP2024-02-01](#), regarding a certain Uniform Property or Easement Acquisition Offer for the sale of land and temporary easement located at County Road 600 West in Hancock County, Indiana, for a total transaction amount of \$67,200.00, as described in BP2024-02-01. General Ordinance 03-2023, the IAA's 2024 rates and charges for the use of the Airport's facilities and services as more particularly described in [BP 2024-02-01](#). President Glass opened the public hearing. There being no public comments, President Glass closed the public hearing. President Glass then called for a motion for approval of [BP2024-02-01](#). A motion for approval was made by Mr. McClamroch and seconded by Mr. Schleter. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," [BP2024-02-01](#) was unanimously approved.

## **BOARD REPORTS**

Board President's Report - None

## **OFFICIAL ACTIONS**

### **INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED February 16, 2024:**

President Glass called upon Jarod Klaas, Sr. Director of Planning and Development, to present for consideration and approval, [BP2024-02-02](#), Amendment No. 3 with The Etica Group, Inc. for Part B of Buildings 611 thru 615 (QTA Facilities) - HVAC, Parking Lots, and Water System at the Indianapolis International Airport in an amount not-to-exceed \$31,194.00. Supplier diversity participation is WBE 57.25% (The Etica Group, Inc. and Repro Graphix). President Glass asked for a motion for approval for [BP2024-02-02](#). A motion for approval was made by Mr. Goodwin and seconded by Mr. Dillinger. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2024-02-02](#).

## **STAFF REPORTS**

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

- a) Executive Director's Report (Submitted in writing)
  - i. 3rd Quarter Core Value Winners
  - ii. NAWBO Indianapolis Choice Award Winner – Tracy Guerrero
  - iii. Indy's Best & Brightest Award Finalist – Matt Lewis
  
- b) 2023 Community Impact Video

**Other Reports/Updates**

a.) Board Communications: Next Meeting: Friday, March 15, 2024, at 8:00 am.

**ADJOURNMENT**

**Meeting adjourned at 8:18 am.**

The February 16, 2024 Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:

[https://zoom.us/rec/share/g2\\_qCW35ifjIJ5f8N4HimRbziBJFilg88\\_vM1cWiRfTn\\_V62BmWdQSaeN\\_AOk7tQ.QdpxnwaGLakMvIbl](https://zoom.us/rec/share/g2_qCW35ifjIJ5f8N4HimRbziBJFilg88_vM1cWiRfTn_V62BmWdQSaeN_AOk7tQ.QdpxnwaGLakMvIbl)

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**INDIANAPOLIS AIRPORT AUTHORITY \***

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

Barbara Glass, President

DATED: March 15, 2024

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

Mamon Powers III, Secretary

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



## BOARD MEMO – RATES AND CHARGES

To: IAA Board of Directors

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

Date: February 29, 2024

Board Date: March 15, 2024

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

### **Background**

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

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

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

### **Scope**

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

### **Schedule**

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

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

June 1, 2024              Parking Rate to go into effect

**Revenue and Operating Cost Implications**

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

**Recommendation**

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



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

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: February 28, 2024

Board Date: March 15, 2024

Subject: Real Estate Sale Agreement with Site 3 West, LLC

### **Background**

IAA Staff have been working on a Washington Street transaction for the sale of approximately 2.62 acres, more specifically known as 8215 W. Washington Street, Indianapolis, Indiana (the “Property”). The Property to be sold is shown on the aerial below.

Site 3 West, LLC, is a real estate entity for Evans Development Company, Inc. (“EDCO”), a local general contracting firm. EDCO is purchasing the Property for the development and construction of its new offices and headquarters.

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

The Site, through EDCO’s rezoning efforts and design criteria will have to adhere to City of Indianapolis development standards as well as take into account Indy Gateway’s, a special interest group focused on the redevelopment of West Washington Street, design guidelines such as rear load parking, fencing, and landscaping.

### **Land Sale Restrictions**

The conveying of the land to EDCO will also include, but not limited to, the following perpetual land use restrictions (including noise disclosures and waivers, and avigation easement), which will remain with the land at all times:

- IAA will retain a perpetual easement and right-of-way (“Airspace Easement”) for the free and unobstructed passage of aircraft in, through and across the airspace which lies above the surface of the property

Purchaser will not construct any structure or other obstructions which exceeds the height restrictions designated or established by federal or state laws, rules or regulations, or ordinances, including, but not limited to, 14 CFR Part 77 and the Marion County Airspace Ordinance.

- Purchaser agrees to file a notice consistent with requirements of 14 CFR FAR Part 77 (FAA Form 7460-1) prior to constructing any facility, structure, or other item on the herein described real property.
- Purchaser agrees it will not use, nor permit, the property to be used in such a manner as to create a potential for attracting birds and other wildlife which may pose a hazard to aircraft.
- Purchaser agrees the property will not be used for paid public parking for any types of vehicles, or as a taxi staging area or other “for hire” transportation of the traveling public.
- Purchaser agrees the property will not be used for any type of utility operation, asphalt plant, or other business or facility that emits, to any extent, smoke, fumes, vapors, or other gases that constitute a hazard to aircraft as determined by the Federal Aviation Administration.

**FAA Land Release Approval**

This property, purchased many years ago, was a part of the Authority’s FAA approved Noise Program related to residential properties affected by aircraft noise. As such, the IAA does not have to seek a land release from the FAA as a goal of the Noise Program is for airports to place this type of land back onto the tax rolls. The IAA does, as a matter of its record keeping and auditable review by the FAA, retain documentation that a FMV transaction was achieved.

**Scope**

To execute a Real Estate Sale Agreement with Site 3 West, LLC for the sale of the Property, consisting of approximately 2.62 acres, located at 8215 West Washington Street in Indianapolis, Indiana.

**Schedule**

March 15, 2024	Upon approval, IAA Board execution of the Real Estate Sale Agreement with Site 3 West, LLC.
March 23, 2024	Within five (5) business days of the execution of the Real Estate Sale Agreement the Buyer is to deliver earnest money in the amount of \$20,000.00 as designated within the Real Estate Sale Agreement.

August 22, 2024

Buyer has One Hundred Fifty-five (155) days from the filing of its rezoning petition with the City of Indianapolis as an Inspection Period. Closing of the land sale is to occur within thirty (30) days after Inspection Period.

**Revenue and/or Operating Cost Implications**

**Revenue:**

\$ 262,000 or \$100,000/acre

**Operating Costs:**

Operating costs for this transaction will not exceed \$7,000.00 and are generally made up of appraisals, survey, and closing costs.

**Supplier Diversity Participation**

There is no MBE, WBE or VBE spend on this particular transaction.

**Recommendation**

Consider for approval a Real Estate Sale Agreement with Site 3 West, LLC for the sale of land consisting of approximately 2.62 acres located at 8215 West Washington Street in Indianapolis, Indiana, for a total sale amount of \$262,000.00.

**SITE LOCATION MAP**





**IAA Board Meeting  
General Agenda  
March 15, 2024**

**Capital:**

**BP2024-03-03**

**Consider for approval** Amendments to the Contracts for the Architect (CSO, Inc.), Construction Manager as Constructor (Shiel Sexton Company, Inc.), Hotel Operator (Wischermann Partners, Inc.), and Hotel Consultant (The Louderback Group, LLC) to provide preconstruction technical services through final design and development of the Guarantee Maximum Price (GMP) for the Terminal Connected Airport Hotel at the Indianapolis International Airport.

**Action Item #1: Consider for approval** Amendment No. 3 to the Professional Services Contract with CSO, Inc. for the Terminal Connected Airport Hotel at the Indianapolis International Airport in an amount not-to-exceed \$4,129,640.00 (fees and expenses). Supplier diversity participation is MBE 9.82% (HCO Inc., Paul I. Cripe, and RLR), WBE 11.02% (Carson Design, Context, and Loftus Engineering, Inc.), and VBE 4.31% (Guidon).

**Action Item #2: Consider for approval** Amendment No. 1 to the Construction Manager as Constructor Contract with Shiel Sexton Company, Inc. for the Terminal Connected Airport Hotel at the Indianapolis International Airport in an amount not-to-exceed \$1,144,505.00 (fees and expenses). Supplier diversity participation for preconstruction phase services is MBE 11.88% (Cornerstone Construction Group, LLC, Tikur Solutions, LLC and The Darden Group, LLC).

**Action Item #3: Consider for approval** Amendment No. 2 to the Hotel Management Agreement with Wischermann Partners, Inc. for the Terminal Connected Airport Hotel at the Indianapolis International Airport, in a monthly amount of \$32,000.00, not-to-exceed \$320,000.00 (fees and expenses).

**Action Item #4: Consider for approval** Amendment No. 2 to the Professional Services Contract with The Louderback Group, LLC for the Terminal Connected Airport Hotel at the Indianapolis International Airport, at an hourly rate not-to-exceed \$200,000.00 (fees and expenses).



## A DECADE+ OF EXCELLENCE

INDIANAPOLIS INTERNATIONAL AIRPORT

- BP2024-03-04** **Consider for approval** an award of contract for Corporate Hangar Development Infrastructure – Phase II at Indianapolis Regional Airport to Dave O’Mara Contractor, Inc. in an amount not-to-exceed \$1,474,000.00 plus a 10% construction reserve of \$147,400.00 for a total of \$1,621,400.00. Dave O’Mara Contractor Inc. was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 2.47% (Bibbs Hauling), WBE 7.96% (Busch Landscaping, CE Hughes, Protection Plus, and Indy Pavement), and VBE 2.04% (Schaefer Trucking).
- BP2024-03-05** **Consider for approval** Amendment No. 5 with Ghafari Associates, LLC for Cargo Building Expansion at Indianapolis International Airport in an amount not-to-exceed \$21,250.00.
- BP2024-03-06** **Consider for approval** Amendment No. 2 with Kimley-Horn & Associates, Inc. for Pavement Monitoring for Runway 5R-23L & Taxiway D (Strengthening and Capacity Enhancement) at Indianapolis International Airport in a Lump Sum amount of \$177,835.00 (fees and expenses).
- BP2024-03-07** **Consider for approval** Amendment No. 3 with Burns & McDonnell Engineering Company, Inc. for CEP – Boiler Rebuild at Indianapolis International Airport in an amount not-to-exceed \$40,683.00 (fees and expenses). Supplier diversity participation is MBE 14.26% (CMID, Inc.), and WBE 33.03% (Advanced Engineering Consultants).
- BP2024-03-08** **Consider for approval** Amendment No. 3 with CHA Consulting, Inc. for International Arrivals Building (Bldg. 3) Apron Pavement Rehabilitation at Indianapolis International Airport in an amount not-to-exceed \$194,121.00. Supplier diversity participation is MBE 16.33% (JQOL, Inc. and CTL Engineering) and WBE 0.90% (Protection Plus and Repro Graphix).
- BP2024-03-09** **Consider for approval** Amendment No. 2, with The Etica Group, Inc. for Restroom Renovations in Terminal and Concourses at Indianapolis International Airport in an amount not-to-exceed \$1,523,285.00. Supplier diversity participation is WBE 62.40% (The Etica Group, Inc. and McGee Designhouse).



## **BOARD MEMO – HOTEL CONTRACT AMENDMENTS**

To: IAA Board of Directors

From: Jonathan Weinzapfel, General Counsel

Date: March 8, 2024

Board Date: March 15, 2024

Subject: Approve Amendments to the Contracts for the Architect (CSO, Inc.), Construction Manager as Constructor (Shiel Sexton Company, Inc.), Hotel Operator (Wischermann Partners, Inc.), and Hotel Consultant (The Louderback Group, LLC) to provide preconstruction technical services through final design and development of the Guarantee Maximum Price (GMP) for the Terminal Connected Airport Hotel at the Indianapolis International Airport (Project No. I-21-060)

### **Background**

A Terminal Connected Airport Hotel project on the west side of the existing Terminal Parking Garage at the Indianapolis International Airport (the “Hotel”) has been contemplated since the original planning of the new Midfield Terminal complex in the early 2000s. The Indianapolis Airport Authority (“IAA”) has considered several initiatives to develop such a hotel over the past several years. In 2021, the IAA Board of Directors (“IAA Board”) again directed IAA staff to determine the scope and financial feasibility of a new hotel.

On May 19, 2023, the IAA Board approved a contract with the Architect, CSO, Inc. (“CSO”), to develop schematics for the Hotel and directed IAA staff to hire a hotel operator and Construction Manager as Contractor (“CMc”) to develop the programming and a GMP for construction of a 250-room project. Subsequently, the IAA Board approved contracts with Shiel Sexton Company, Inc. (“Shiel”) to serve as the CMc, Wischermann Partners, Inc. (“Wischermann”) to serve as the hotel operator, and The Louderback Group, LLC (“TLG”) to serve as the hotel consultant. Furthermore, the IAA Board approved a franchise agreement to brand the Hotel as a Marriott Westin Hotel.

With the entire team in place, IAA staff worked over the following months to refine and develop the physical layout of the Hotel and its programming to estimate its construction cost and net operating revenue more accurately. With increasing inflation in the construction market and an expansive view of the Hotel’s programming, amenities and infrastructure requirements, the estimated cost of the Hotel became untenable. Consequently, under the leadership of IAA Board President Barbara Glass and IAA Finance and Auditing Committee Chairman Toby McClamroch, the IAA staff, in collaboration with its consultant team, worked to reduce the total project budget for the Hotel to approximately \$205 million, including the owner’s contingency, through value engineering and the reduction of construction risk.

## **Next Steps**

With the newly established project budget of \$205 million, the IAA staff and its consulting team will work to finalize the design of the Hotel to meet that goal. Previously, the IAA staff had planned to have a GMP for construction developed at roughly 75% design, but in order to reduce materials and labor cost uncertainty, IAA staff will plan to finalize a GMP for construction at approximately 100% design completion. Consequently, this requires additional work for the consulting team and an extension of the expected timeline to deliver a fully informed GMP for construction.

## **Scope**

The scope of services for the consultant team is as follows:

**Action 1: Amendment No. 3 – CSO, Inc.** – the Professional Services Contract amendment with CSO, Inc. provides additional architectural and engineering services for the project to complete the design within the newly established project budget, value engineering services, coordinate/obtain design approvals with Marriott and coordinate with the consultant/CMc teams to deliver a fully informed GMP for consideration.

**Action 2: Amendment No. 1 – Shiel Sexton Company, Inc.** – the Construction Manager as Constructor Contract amendment with Shiel provides additional Preconstruction Phase Services only which includes: development of the overall project schedule; monitoring of construction budget throughout final design; development of a procurement plan with close coordination with IAA and the design team; design assist services from specialty contractors; development of a fully informed GMP for consideration; and other Preconstruction Phase Services as outlined in Article 3.1 of the CMc contract.

**Action 3: Amendment No. 2 – Wischermann Partners, Inc.** – the Hotel Management Agreement amendment with Wischermann provides additional Technical Services as outlined in Exhibit D of the agreement which includes review of project specifications, coordination with IAA, CSO, Shiel Sexton, and TLG during design and GMP development, assistance with Franchisor submissions, and other related items. The IAA has not yet fully negotiated the management agreement with Wischermann. Several outstanding issues will be negotiated over the next few months while the GMP and financial feasibility are being developed. These issues include incentives, pre-opening services budget and other items.

**Action 4: Amendment No. 2 – The Louderback Group, LLC.** – the Professional Services Contract amendment with TLG provides additional hotel specific consulting services to further develop the design of the project and provide general guidance to the IAA on specific hotel development items.

## **Budget**

The \$205 million project budget plan of finance includes the issuance of bonds, and an investment of IAA cash reserves of \$40 million to construct the project and \$13.5 million to fund the required debt service reserve.

**Action 1:** The CSO, Inc. Professional Services Contract Amendment No. 3 is not-to-exceed \$4,129,640.00, which will be accommodated in the Capital Budget.

**Action 2:** The Shiel Sexton Company, Inc. Construction Manager as Constructor Amendment No. 1 is not-to-exceed \$1,144,505.00, which will be accommodated in the Capital Budget.

**Action 3:** The Wischermann Partners, Inc. Hotel Management Agreement Amendment No. 2 is not-

to-exceed \$320,000.00, which will be accommodated in the Capital Budget.

**Action 4:** The Louderback Group, LLC. Professional Services Amendment No. 2 is not-to-exceed \$200,000.00, which will be accommodated in the Capital Budget.

This project is being undertaken as part of a broader program to improve guests' services at the airport thus enhancing the IAA customer experience; therefore, this project is exempt under the IAA's hurdle rate policy.

### **Supplier Diversity Participation**

#### **For Action 1: CSO, Inc.**

Supplier diversity participation is MBE 9.82% (HCO Inc., Paul I. Cripe, and RLR), WBE 11.02% (Carson Design, Context, and Loftus Engineering, Inc. ) and VBE 4.31% (Guidon).

#### **For Action 2: Shiel Sexton Company, Inc.**

Supplier diversity participation for preconstruction phase services is MBE 11.88% (Cornerstone Construction Group, LLC, Tikur Solutions, LLC and The Darden Group, LLC).

#### **For Action 3: Wischermann Partners, Inc.**

Given the nature of the technical services provided in this contract, the operator will self-perform these services. The operator is not a diverse supplier; therefore, there will not be any diversity participation. Upon execution of the final hotel management agreement, supplier diversity participation goals will be set.

#### **For Action 4: The Louderback Group, LLC**

Given the nature of the work, the consultant will self-perform this work. This consultant is not a diverse supplier; therefore, there will not be any diversity participation.

### **Recommendation**

**Action 1:** The IAA Staff recommends that the IAA Board of Directors consider for approval Amendment No. 3 to the Professional Services Contract with CSO, Inc. for the Terminal Connected Airport Hotel at the Indianapolis International Airport in an amount not-to-exceed \$4,129,640.00 (fees and expenses).

**Action 2:** The IAA Staff recommends that the IAA Board of Directors consider for approval Amendment No. 1 to the Construction Manager as Constructor Contract with Shiel Sexton Company, Inc. for the Terminal Connected Airport Hotel at the Indianapolis International Airport in an amount not-to-exceed \$1,144,505.00 (fees and expenses).

**Action 3:** The IAA Staff recommends that the IAA Board of Directors consider for approval Amendment No. 2 to the Hotel Management Agreement with Wischermann Partners, Inc. for the Terminal Connected Airport Hotel at the Indianapolis International Airport, in a monthly amount of \$32,000.00, not-to-exceed \$320,000.00 (fees and expenses).

**Action 4:** The IAA Staff recommends that the IAA Board of Directors consider for approval Amendment No. 2 to the Professional Services Contract with The Louderback Group, LLC for the Terminal Connected Airport Hotel at the Indianapolis International Airport, at an hourly rate not-to-exceed \$200,000.00 (fees and expenses).



## **BOARD MEMO – CONTRACT AWARD**

To: IAA Board of Directors

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

Date: March 4, 2024

Board Date: March 15, 2024

Subject: Award Construction Contract to Dave O’Mara Contractor, Inc. for Corporate Hangar Development Infrastructure - Phase II at Indianapolis Regional Airport (Project No. C-24-028)

### **Background**

Improvements are continually being made at the Indianapolis Regional Airport to attract potential tenants, including the previously completed apron and taxiway. To facilitate development along the taxiway, the Indianapolis Airport Authority (IAA), as part of Phase II, will construct new vehicle service road and rehabilitate the existing service road.

On June 27, 2023, the Senior Director of Planning and Development approved a task order with Garver, LLC through their 2023 On-Call Professional Services Contract for the development of plans and specifications for bidding Corporate Hangar Development Infrastructure - Phase II at Indianapolis Regional Airport.

On December 19, 2023, the IAA Executive Director approved plans and specifications prepared by Garver, LLC and authorized the public bidding process for Corporate Hangar Development Infrastructure - Phase II at Indianapolis Regional Airport.

On February 9, 2024, the IAA staff received three (3) bids. The project contained a base bid only. Two bids were deemed non-responsive. Dave O’Mara Contractor, Inc. was the lowest responsive and responsible bidder in the amount of \$1,474,000.00.

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

**Scope**

Construct a new vehicle service road and rehabilitate the existing and primary access roads.

**Budget**

The Dave O’Mara Contractor Inc. contract is \$1,474,000.00, which exceeds the approved 2024 Capital Budget for Corporate Hangar Development Infrastructure – Phase II. Funding for this project will be included in the 2024 Reforecast Capital Budget.

**Corporate Hangar Development Infrastructure - Phase II**

Contract Amount (including 10% reserve)	\$	1,621,400.00
Design (including survey and geotechnical) - estimate		100,000.00
Advertisements for Bid		299.18
Inspection (including Materials Testing) - estimate		120,000.00
Uncommitted - estimate		108,200.82
<b>Total Anticipated Project Cost</b>	<b>\$</b>	<b>1,949,900.00</b>

**Supplier Diversity Participation**

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Bibbs Hauling	\$ 36,350.00	\$ -	\$ -	2.47%	0.00%	0.00%
Busch Landscaping	\$ -	\$ 79,360.00	\$ -	0.00%	5.38%	0.00%
C.E. Hughes	\$ -	\$ 18,894.00	\$ -	0.00%	1.28%	0.00%
Protection Plus	\$ -	\$ 10,500.00	\$ -	0.00%	0.71%	0.00%
Schaefer Trucking	\$ -	\$ -	\$ 30,000.00	0.00%	0.00%	2.04%
Indy Pavement	\$ -	\$ 8,647.50	\$ -	0.00%	0.59%	0.00%
<b>Totals</b>	<b>\$ 36,350.00</b>	<b>\$ 117,401.50</b>	<b>\$ 30,000.00</b>	<b>2.47%</b>	<b>7.96%</b>	<b>2.04%</b>

**Recommendation**

The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for Corporate Hangar Development Infrastructure – Phase II at Indianapolis Regional Airport to Dave O’Mara Contractor, Inc. in an amount not-to-exceed \$1,474,000.00 plus a 10% construction reserve of \$147,400.00 for a total of \$1,621,400.00. Dave O’Mara Contractor Inc. was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 2.47% (Bibbs Hauling), WBE 7.96% (Busch Landscaping, CE Hughes, Protection Plus and Indy Pavement), and VBE 2.04% (Schaefer Trucking).



# Indianapolis Airport Authority

## BOARD MEMO – AMENDMENT

To: IAA Board of Directors

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

Date: March 4, 2024

Board Date: March 15, 2024

Subject: Approve Amendment No. 5 with Ghafari Associates, LLC for Cargo Building Expansion at Indianapolis International Airport (Project No. I-18-028)

### **Background**

The Cargo Building, which is also referred to as Bldg. #622, located at Indianapolis International Airport, serves as the receiving and distribution center for cargo shipped in the holds of passenger aircraft. The volume of cargo processed through the building has increased steadily since the Cargo Building was constructed in 2009 and now exceeds the capacity of the existing 40,000 square-foot facility. The Indianapolis Airport Authority's (IAA's) Properties Department has determined a 50% increase in building space is required to serve current and near-term cargo volumes.

On December 14, 2018, the IAA Board of Directors approved a Professional Service Contract with Ghafari Associates, LLC to provide design services for the Cargo Building Expansion.

On November 11, 2019, the IAA Board approved Amendment No. 1 to provide additional design services for the Cargo Building Expansion. However, in March 2020, the project was put on hold at the beginning of the COVID-19 pandemic.

On March 23, 2022, the Senior Director of Operations and Public Safety, per the Delegation of Authority from the IAA Executive Director, approved Amendment No. 2, a time only extension.

On June 17, 2022, the IAA Board of Directors approved Amendment No. 3 to provide additional design services for the Cargo Building Expansion.

On August 18, 2022, the IAA Executive Director approved plans and specifications prepared by Ghafari Associates, LLC and authorized the public bidding process for the Cargo Building Expansion.

On October 21, 2022, the IAA Board of Directors awarded a contract with R.L. Turner Corporation for the Cargo Building Expansion. Subsequently, Change Orders 1-3 were executed with RL Turner Corporation, none of which exceeded the construction reserve.

On September 15, 2023, the IAA Board of Directors approved Amendment No. 4 to provide additional design services for the Cargo Building Expansion.

**Scope**

Amendment No. 5 includes multiple revisions of three bays in the building and changes to the mechanical and electrical systems.

**Budget**

The Ghafari Associates, LLC Amendment No. 5 is \$21,250.00, which is within the approved 2024 Capital Budget for Cargo Building Expansion.

This project will be 100% Airport cash funded.

**Schedule**

This amendment does not change the term of the contract. The contract with Ghafari Associates, LLC expires on December 31, 2024, which will allow time for the completion of as-builts and project closeout.

**Supplier Diversity Participation**

There is no supplier diversity participation on this amendment.

**Contract Summary to Date**

Contract/Amendment & Execution Date	Service & Term	Amount	Diversity Participation %		
			MBE	WBE	VBE
Initial Contract Decemer 14, 2018	Professional Services Term: 12/14/18 - 3/5/21	\$ 369,530.39	2.85%	20.23%	13.38%
Amendment No. 1 November 15, 2019	Professional Services Term 12/14/18 - 3/31/22	\$ 114,465.47	24.6%	53%	0.0%
Amendment No. 2 Marach 23, 2022	Professional Services Term 12/14/18 - 12/31/24	\$ -	0.0%	0.0%	0.0%
Amendment No. 3 June 17, 2022	Professional Services No Change	\$ 71,280.85	0.0%	29.7%	0.0%
Amendment No. 4 September 15, 2023	Professional Services No Change	\$ 65,245.00	0.0%	38.1%	0.0%
Amendment No. 5 September 15, 2023	Professional Services No Change	\$ 21,250.00	0.0%	0.0%	0.0%
<b>Revised Contract NTE</b>		<b>\$ 641,771.71</b>	<b>6.03%</b>	<b>28.24%</b>	<b>7.71%</b>

**Recommendation**

The IAA Staff recommends the IAA Board of Directors consider for approval Amendment No. 5 with Ghafari Associates, LLC for Cargo Building Expansion at Indianapolis International Airport in an amount not-to-exceed \$21,250.00.



**Indianapolis Airport Authority**

**BOARD MEMO – AMENDMENT**

To: IAA Board of Directors

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

Date: March 4, 2024

Board Date: March 15, 2024

Subject: Approve the Amendment No. 2 with Kimley-Horn & Associates, Inc. for Pavement Monitoring for Runway 5R-23L and Taxiway D (Strengthening and Capacity Enhancement) at Indianapolis International Airport (Project No. I-18-077)

**Background**

The IAA began an update to the Airport Pavement Management Program (PMP) for the Indianapolis International Airport in the fall of 2019. The PMP found the midfield taxiway system would need to be rehabilitated to support taxi operations to and from the northern parallel runway during the southern parallel’s reconstruction. Considering the age of this integral infrastructure, it is imperative the condition of these pavements is monitored throughout the southern parallel’s reconstruction, thereby helping to identify any repairs required.

On July 16, 2021, the IAA Board of Directors approved a Professional Services contract with Kimley-Horn & Associates, Inc. for pavement monitoring required during the Runway 5R-23L and Taxiway D (Strengthening and Capacity Enhancement) reconstruction.

On December 20, 2023, the IAA Executive Director approved Amendment No. 1, a Time-Only Extension, with Kimley-Horn & Associates, Inc. to allow for additional time necessary for the completion of the pavement monitoring of Runway 5L-23R (northern parallel) and the midfield taxiway system.

This amendment includes additional airfield pavement monitoring not included in the original contract which will support the ongoing maintenance of the Runway 5L-23R complex (including Taxiway A connectors within the runway Safety Area, Taxiway B, and taxiway B Connectors) and the Midfield Taxiways (including Taxiways N, P, R, and H) during the construction of Runway 5R-23L.

**Scope**

This Amendment includes four Tasks:

- Task 201 – Final Inspection of Runway 5L-23R Complex
- Task 202 – Final Inspection of Midfield Taxiways
- Task 203 – Multi-Year Summary Report
- Task 204 – Project Management and Meeting with IAA

**Budget**

The Kimley-Horn & Associates, Inc. Amendment No. 2 is \$177,835.00, which is within the approved 2024 Capital Budget for Runway 5R-23L & Taxiway D (Strengthening and Capacity Enhancement).

**Schedule**

Amendment No. 2 does not change the term of the contract. The contract with Kimley-Horn & Associates, Inc. expires on December 31, 2024.

**Supplier Diversity Participation**

There is no supplier diversity participation in this Amendment.

**Contract Summary to Date**

Contract/Amendment & Execution Date	Service & Term	Amount	Diversity Participation %			
			DBE	MBE	WBE	VBE
Original Contract July 16, 2021	Professional Services Term: 7/16/21 - 12/31/23	\$ 457,421.00	0.00%	10.17%	5.45%	0.00%
Amendment No. 1 (TOE) December 20, 2023	Professional Services Term: 7/16/21 - 12/31/24	0.00	0.00%	0.00%	0.00%	0.00%
Amendment No. 2 March 15, 2024	Professional Services Term: 7/16/21 - 12/31/24	177,835.00	0.00%	0.00%	0.00%	0.00%
<b>Revised Contract NTE</b>		<b>\$ 635,256.00</b>	<b>0.00%</b>	<b>7.33%</b>	<b>3.93%</b>	<b>0.00%</b>

**Recommendation**

The IAA Staff recommends the IAA Board of Directors consider for approval Amendment No. 2 with Kimley-Horn & Associates, Inc. for Pavement Monitoring for Runway 5R-23L & Taxiway D (Strengthening and Capacity Enhancement) at Indianapolis International Airport in a Lump Sum amount of \$177,835.00 (fees and expenses).



## **BOARD MEMO – AMENDMENT**

To: IAA Board of Directors

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

Date: March 4, 2024

Board Date: March 15, 2024

Subject: Approve the Amendment No. 3 to the Contract with Burns & McDonnell Engineering Company, Inc. for CEP – Boiler Rebuild at Indianapolis International Airport (Project No. I-22-048B)

### **Background**

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

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

The initial intent of this project was the placement of a temporary boiler to provide redundancy while Boilers 3 and 4 are being rebuilt. During design, estimates for the cost of the temporary boiler proved to be unreasonably high and it was decided to install a permanent boiler that would allow for the necessary redundancy as well as provide additional capacity for potential future needs.

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

On February 17, 2023, the IAA Board of Directors approved Contact Amendment No. 1 with Burns & McDonnell to provide estimates for the installation of either a permanent 75,000 pounds of steam per hour (PPH) boiler or a permanent 100,000 PPH boiler instead of installing a temporary boiler to use for heating during the project downtime. The IAA staff chose to install the 75,000 PPH boiler.

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

On November 8, 2023, IAA Staff received two bids for the Subject Project. The lowest bid was \$8,251,899, and the 2nd bid was \$11,475,000. IAA Staff. The Consultant, Burns & McDonnell Engineering, asked CMS if they were confident of their bid, as it was very low in comparison to the next bidder. Their response to the questioning was that they were confident that they had included everything and Burns & McDonnell recommended Custom Mechanical Systems (CMS) as the lowest responsive and responsible bidder.

On December 15, 2023, the IAA Board approved a contract with CMS, the lowest responsive and responsible bidder.

On January 24, 2024, the Senior Director of Planning & Development approved cancellation of the contract with CMS without prejudice due to an extremely large error in their bid; which was only discovered after a contract had been awarded to CMS.

**Scope**

The scope of this amendment is to prepare plans and specifications for rebidding the project. The amendment also includes costs for administration, including revising front end documents, incorporating data from addenda written during the original bidding process, updating schedules, responding to questions during the re-bidding process, answering Requests for Information from prospective bidders, and printing the new documents.

**Budget**

The Burns & McDonnell contract amendment is \$40,683.00, which is within the approved 2024 Capital Budget for the CEP – Boiler Rebuild project.

This project will be 100% Airport cash funded.

**Schedule**

The contract term will be extended by this Amendment No. 3 from July 25, 2025 to June 30, 2026 to allow for completion of the construction and commissioning periods for this project.

**Supplier Diversity Participation**

The following is the supplier diversity participation on this amendment:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
CMID, Inc.	\$ 5,800.00	\$ -	\$ -	14.26%	0.00%	0.00%
Advanced Engineering Consultant	-	13,436.00	-	0.00%	33.03%	0.00%
<b>Totals</b>	<b>\$ 5,800.00</b>	<b>\$ 13,436.00</b>	<b>\$ -</b>	<b>14.26%</b>	<b>33.03%</b>	<b>0.00%</b>

**Contract Summary**

Contract/Amendment & Execution Date	Service & Term	Amount	Diversity Participation %		
			MBE	WBE	VBE
Original Contract July 15, 2022	Professional Services Term: 7/15/22 - 6/30/24	\$ 779,652.00	15.91%	30.49%	0.00%
Amendment No. 1 February 17, 2023	Professional Services No Change in term	38,290.00	0.00%	50.72%	0.00%
Amendment No. 2 August 18, 2023	Professional Services 7/15/22 - 7/25/25	338,653.00	12.40%	22.14%	0.00%
Amendment No. 3 March 15, 2024	Professional Services 7/15/22 - 6/30/26	40,683.00	14.26%	33.03%	0.00%
<b>Revised Contract NTE</b>		<b>\$ 1,197,278.00</b>	<b>14.35%</b>	<b>28.86%</b>	<b>0.00%</b>

**Recommendation**

The IAA Staff recommends the IAA Board of Directors consider for approval Amendment No. 3 with Burns & McDonnell Engineering Company, Inc. for CEP – Boiler Rebuild at Indianapolis International Airport in an amount not-to-exceed \$40,683.00 (fees and expenses). Supplier diversity participation is MBE 14.26% (CMID, Inc.), and WBE 33.03% (Advanced Engineering Consultants).



## **BOARD MEMO – AMENDMENT**

To: IAA Board of Directors

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

Date: February 26, 2024

Board Date: March 15, 2024

Subject: Approve Amendment No. 3 to the contract with CHA Consulting, Inc. for International Arrivals Building (Bldg. 3) Apron Pavement Rehabilitation at the Indianapolis International Airport (Project No. I-22-090)

### **Background**

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

On October 11, 2022, the IAA Board of Directors approved a contract with CHA Consulting, Inc. via a qualifications-based solicitation to provide design and bidding services for pavement rehabilitation.

On July 21, 2023, the IAA Board of Directors approved Amendment No. 1 with CHA Consulting Inc. to provide Construction Administration services.

On December 12, 2023, the IAA Executive Director approved Amendment No. 2 with CHA Consulting for additional time to complete the project.

This Amendment No. 3 will add services needed for the next phase of pavement rehabilitation.

### **Scope**

Design, bidding, and construction administration services for pavement rehabilitation.

### **Budget**

The CHA Consulting, Inc. contract is \$194,121.00 which is within the approved 2024 Capital Budget for International Arrivals Building (Bldg. 3) Apron Pavement Rehabilitation at Indianapolis International Airport.

**Schedule**

The contract term will be extended by Amendment No. 3 to June 30, 2025 to allow time for the project completion, warranty walk-through and close out.

**Supplier Diversity Participation**

The following is the supplier diversity participation for Amendment No. 3:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
JQOL, Inc.	\$ 24,605.00	\$ -	\$ -	12.68%	0.00%	0.00%
CTL Engineering	7,101.00	-	-	3.66%	0.00%	0.00%
Protection Plus	-	756.00	-	0.00%	0.39%	0.00%
Repro Graphix	-	1,000.00	-	0.00%	0.52%	0.00%
<b>Totals</b>	<b>\$ 31,706.00</b>	<b>\$ 1,756.00</b>	<b>\$ -</b>	<b>16.33%</b>	<b>0.90%</b>	<b>0.00%</b>

**Contract Summary to Date**

Contract/Amendment & Execution Date	Service & Term	Amount	Diversity Participation %		
			MBE	WBE	VBE
Original Contract October 21, 2022	Professional Services Term: 10/21/2022 - 12/31/2023	\$ 196,182.25	20.13%	3.04%	0.00%
Amendment No. 1 July 21, 2023	No Change in Term	\$ 68,496.00	17.34%	0.47%	0.00%
Amendment No. 2 December 12, 2023	Term: 10/21/2022 - 12/31/2024	\$ -	0.00%	0.00%	0.00%
Amendment No. 3 March 15, 2024	Term 10/21/22 - 6/30/2025	\$ 194,121.00	16.33%	0.90%	0.00%
<b>Revised Contract NTE</b>		<b>\$ 458,799.25</b>	<b>18.11%</b>	<b>1.75%</b>	<b>0.00%</b>

**Recommendation**

The IAA Staff recommends the IAA Board of Directors consider for approval Amendment No. 3 with CHA Consulting, Inc. for International Arrivals Building (Bldg. 3) Apron Pavement Rehabilitation at Indianapolis International Airport in an amount not-to-exceed \$194,121.00. Supplier diversity participation is MBE 16.33% (JQOL, Inc. and CTL Engineering) and WBE 0.90% (Protection Plus and Repro Graphix).



# Indianapolis Airport Authority

## **BOARD MEMO – AMENDMENT**

To: IAA Board of Directors

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

Date: March 4, 2024

Board Date: March 15, 2024

Subject: Approve Amendment No. 2 to the contract with The Etica Group, Inc. for Restroom Renovations in Terminal and Concourses at Indianapolis International Airport (Project No. I-23-074)

### **Background**

Since the opening of the midfield terminal facility in 2008, there have only been minor repairs made within the restrooms of the terminal, concourses, and Ground Transportation Center; however, in the interim there have been many advancements in products, materials, and customer expectations for airport restroom facilities. This project will review our current facilities, research industry trends and customer expectations, recommend solutions to address any deficiencies, and incorporate accepted solutions into final design and bid documents. The consultant will also provide bidding and construction administration professional services,

On December 16, 2022, the Indianapolis Airport Authority (IAA) issued a Request for Qualifications to select a designer for this project, with responses due on January 25, 2023. Six (6) Statements of Qualifications (SOQs) were received. A review committee made up of four (4) IAA representatives reviewed and ranked the SOQs, with The Etica Group, Inc. ranked as the best qualified to provide these professional services.

On April 21, 2023, the IAA Board of Directors approved a contract with The Etica Group, Inc. for a scope including conceptual design, schematic design, and development of a construction budget for improvements to restroom facilities throughout the terminal, concourses, and Ground Transportation Center.

On December 19, 2023, the IAA Executive Director approved Amendment No. 1, a time-only extension with The Etica Group, Inc. to complete the scope of the contract.

**Scope**

This amendment includes design, bidding, and construction administration professional services for the renovation of (28) public restrooms and (15) family restrooms in the Terminal, Concourses, and Ground Transportation Center.

**Budget**

The Etica Group, Inc. contract amendment is \$1,523,285.00, which is within the approved 5-Year Capital Budget for Restroom Renovations in Terminal and Concourses.

This contract will be 100% Airport cash funded.

This project is being undertaken to rehabilitate existing infrastructure integral to the continued operation of the airport, and to improve customer service. As a result of the necessity to maintain these critical assets, this project is exempt under the IAA’s hurdle rate policy and has not been subjected to an internal rate of return calculation.

**Schedule**

Contract award anticipated on March 15, 2024 with a contract expiration date of March 31, 2027 to complete design, construction drawings, bidding, and construction administration.

**Supplier Diversity Participation**

The following is the supplier diversity participation on this amendment:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
The Etica Group, Inc.	\$ -	\$ 816,580.00	\$ -	0.00%	53.61%	0.00%
McGee Designhouse	-	133,885.00	-	0.00%	8.79%	0.00%
<b>Totals</b>	<b>\$ -</b>	<b>\$ 950,465.00</b>	<b>\$ -</b>	<b>0.00%</b>	<b>62.40%</b>	<b>0.00%</b>

**Contract Summary to Date**

Contract/Amendment & Execution Date	Service & Term	Amount	Diversity Participation %		
			MBE	WBE	VBE
Original Contract - The Etica Group, Inc.	Professional Services Term: 4/21/2023 - 12/31/2023	\$ 236,000.00	0.00%	84.32%	0.00%
Amendment No. 1 December 19, 2023	Professional Services Term Extended: 6/30/2024	n/a			
Amendment No. 2 March 15, 2024	Professional Services Term Extended: 3/31/2027	1,523,285.00	0.00%	62.40%	0.00%
<b>Revised Contract NTE</b>		<b>\$ 1,759,285.00</b>	<b>0.00%</b>	<b>65.34%</b>	<b>0.00%</b>

**Recommendation**

The IAA staff recommends the IAA Board of Directors consider for approval Amendment No. 2, with The Etica Group, Inc. for Restroom Renovations in Terminal and Concourses at Indianapolis International Airport in an amount not-to-exceed \$1,523,285.00. Supplier diversity participation is WBE 62.40% (The Etica Group, Inc. and McGee Designhouse).