



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

IAA Board of Directors Meeting Agenda

March 21, 2025

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 21, 2025.**
- III. **Ordinances, Resolutions, and Public Hearings**
 - a) **Introduction of General Ordinance No. 01-2025** (Amendatory Supplemental Ordinance) to amend General Ordinance No. 05-2014 (“Master Ordinance”) and General Ordinance No. 04-2024 (“Supplemental Ordinance”) as described in **Board Memo BP2025-03-01.**
- IV. **Board Reports**

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

Consider for approval, the individual items on the **IAA General Agenda dated March 21, 2025.**
- VI. **Staff Reports**
 - a) **Executive Director’s Report (Submitted in writing)**
 - i. Core Value Q4 Winners
 - ii. Annual Core Value Winners for 2024
 - iii. Public Safety Awards
 - iv. "Hoosiers in Flight" History Exhibit Dedication
 - v. Josef Newgarden Indy 500 Ticket Unveil & Inaugural Southwest Flight to BNA
 - vi. National Developmental Disability Awareness Month
- VII. **Other Reports and Updates**
 - a) **Board Communications: *Next Meeting: Friday, April 18, 2025, 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 21, 2025, in the Airport's Board Conference Room at Indianapolis International Airport. President Glass asked for a roll call attendance. The following Board Members attended:

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 - attending remotely
Jeffrey Gaither, Member
Duane Gibbs, Member - attending remotely
W. Tobin McClamroch, Member - attending remotely
Eric Dozier, Member
Ryan Goodwin, Member - not attending
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
Jonathan Weinzapfel, General Counsel
Rachel Stevens, Sr. Director of Human Resources
Robert Thomson, Sr. Director of Finance
Jarod Klaas, Sr. Director of Planning and Development
Megan Carrico, Sr. Director of Public Affairs
Reid Goldsmith, Sr. Director of Information Technology - attending remotely
Marsha Wurster, Sr. Director of Commercial Enterprise
Holli Harrington, Sr. Director of Strategic Alliance

APPROVAL OF MINUTES

President Glass asked for a motion for approval. A motion for approval was made by Mr. Voorhies and seconded by Mr. Gaither. 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 17, 2025, were approved.

ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS

President Glass called upon Marsha Wurster, Sr. Director of Commercial Enterprise, to present for approval and adoption, Resolution No. 01-2025 for the Amended and Restated Lease Agreement with AAR Aircraft Services, Inc., as described in [Board Memo BP2025-02-01](#). President Glass asked for a motion for approval of [BP2025-02-01](#). A motion for approval was made by Mr. Gaither and seconded by Mr. Voorhies. President Glass expressed appreciation to the Properties staff for their work relating to this facility. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2025-02-01](#).

BOARD REPORTS

Board President's Report – No report.

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED February 21, 2025:

President Glass called upon Ms. Wurster to present for consideration and approval, [BP2025-02-02](#), an FTZ Operator Amendment #2 and the issuance of a Grantee Sponsorship Letter with Sentry Logistic Solutions, Inc. to facilitate the expansion of its pharma storage and distribution facility in AmeriPlex Business Park. President Glass asked for a motion for approval of [BP2025-02-02](#). A motion for approval was made by Mr. Powers and seconded by Mr. Dozier. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2025-02-02](#).

President Glass then called upon Ms. Wurster to present for consideration and approval, [BP2025-02-03](#), the Tenth Amendment to Office Lease Agreement with Republic Airways Inc. for a term extension of five (5) years commencing April 1, 2025, through March 31, 2030. President Glass asked for a motion for approval of [BP2025-02-03](#). A motion for approval was made by Mr. Voorhies and seconded by Mr. Powers. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2025-02-03](#).

President Glass then called upon Jarod Klaas, Sr. Director of Planning & Development, to present for consideration and approval, [BP2025-02-04](#), an award of contract for Runway 5L-23R North Parallel Runway Rehabilitation at Indianapolis International Airport (Project No. I-25-040) to Milestone Contractors, L. P. in an amount not-to-exceed \$10,873,000.00 plus a 5% construction reserve of \$543,650.00 for a total of \$11,416,650.00. Milestone Contractors, L. P. was the lowest responsive and responsible bidder. President Glass asked for a motion for approval for [BP2025-02-04](#). A motion for approval was made by Mr. Gaither and seconded by Mr. Dozier. After brief discussion, President Glass asked for a roll call vote, and with abstentions by Mr. Gibbs and Mr. Schleiter, and with all other members stating, "Aye," approval was given to [BP2025-02-04](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, **BP2025-02-05**, a Delegation of Authority to the IAA Executive Director to approve a Construction Contract for Airport Stormwater Management Facilities at Indianapolis Regional Airport. President Glass asked for a motion for approval for **BP2025-02-05**. A motion for approval was made by Mr. Powers and seconded by Mr. Voorhies. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to **BP2025-02-05**.

President Glass first expressed appreciation for all those who have worked diligently to bring the hotel project to this point. She then called upon Jonathan Weinzapfel, General Counsel, to present for consideration and approval, **BP2025-02-06**, consisting of nine Action Items related to the Terminal Connected Airport Hotel at the Indianapolis International Airport (Project No. 1-21-060). President Glass stated that she would be asking the Board to vote to allow for approval of all nine Action Items with one roll-call vote. Mr. Weinzapfel gave a presentation on the proposed hotel and its amenities. Jarod Klaas, Sr. Director of Planning and Development then presented for consideration and approval **Action Item #1**, the overall project budget of \$205,850,000.00 and ratification of the project for bond funding in accordance with Supplemental Bond Ordinance No. 04-2024. Mr. Klaas confirmed that the owner's contingency of \$7.94 million is included in that project budget amount. Robert Thomson, Sr. Director of Finance then shared that the project will be financed by three funding sources: IAA Debt Issuance; IAA Equity Investment and Marriott Key Money. He stated that the proposed IAA Equity funding amount is \$52,823,077.00 and that it will reduce the IAA's Days Cash on Hand (DCOH) from 519 days to 286 days. He stated that the ideal DCOH range is 300 to 400 days. He added that the IAA's Equity investment is projected to be repaid in twenty-eight years. He further stated that the pro forma had been prepared with input from a nationally known hotel feasibility consultant, Wischermann Partners, who will be the operator, and CHM Warnick as asset manager. It is anticipated that the hotel will open at a lower occupancy and with a \$245.00 room rate. By year three it will be at 76% occupancy, and the room rate will increase over each year. In response to a question from Mr. Powers, Mr. Klaas shared that they will be seeking LEED Silver Certification for the Hotel. Mr. Voorhies inquired about the number of construction jobs created by the project. Mr. Rodriguez stated that we do keep records of those statistics, and he promised to share that information when available.

President Glass then called upon Mr. Weinzapfel to present for consideration and approval Action Items #1-9, regarding the Terminal-Connected Hotel.

Mr. Thomson presented for consideration and approval, **BP2025-02-06**, **Action Item #1**, the overall project budget of \$205,850,000.00 and ratification of the project for bond funding in accordance with Supplemental Bond Ordinance No. 04-2024.

Mr. Klaas presented for consideration and Approval, **BP2025-02-06**, **Action Item #2**, Amendment No. 2 to the Construction Manager as Constructor Contract with Shiel Sexton Company, Inc. in an amount not-to-exceed \$155,000,000.00. He then asked the Board to consider delegating authority to the Executive Director to sign the contract once finalized.

Mr. Weinzapfel presented for consideration and approval, **BP2025-02-06**, **Action Item #3**, the Amendment to the Marriott Franchise agreement.

Mr. Weinzapfel presented for consideration and approval, **BP2025-02-06**, **Action Item #4**, the Amended and Restated Hotel Management Agreement with Wischermann Partners, Inc., in an amount not-to-exceed \$1,044,000.00 in Technical Services Fees and \$3,515,747.00 in Pre-Opening Expenses.

Mr. Weinzapfel presented for consideration and approval, **BP2025-02-06**, **Action Item #5**, Amendment No. 5 for the Professional Services Contract with CHM Warnick, at a not-to-exceed amount of \$342,000.00 (fees and expenses),

Mr. Weinzapfel presented for consideration and approval, **BP2025-02-06**, **Action Item #6**, Amendment No. 2 for the Professional Services Contract with R-W Purchasing Partners, Inc. in an amount not-to-exceed \$212,570.00 in Purchasing Fees and a Purchasing Budget of \$11,690,743.62.

Mr. Weinzapfel presented for consideration and approval, **BP2025-02-06**, **Action Item #7**, Amendment No. 2 for the Professional Services Contract with Allbridge, LLC, in an amount not-to-exceed \$109,500.00 in IT Management/Design Fees and a Purchasing/Installation Budget of \$4,075,530.27.

Mr. Weinzapfel presented for consideration and approval, **BP2025-02-06**, **Action Item #8**, Amendment No. 5, time-only extension, to the Professional Services Contract with CSO, Inc.

Mr. Weinzapfel presented for consideration and approval, **BP2025-02-06**, **Action Item #9**, Delegation of Authority to the Executive Director to approve amendments and adjustments to the contracts approved by the IAA Board in support of the hotel if such action does not exceed the IAA Board approved budget for the hotel project.

President Glass then asked for a motion to approve the Board voting on all Action Items 1 through 9 with one vote, rather than taking them one by one. A motion for approval was made by Mr. Gaither and seconded by Mr. Powers. Mr. McClamroch then suggested that when the delegated authority granted in Action Item #9 is exercised, that it be in consultation with the Board, for instance, the Board President, and, as has been the practice, an email to the Board notifying them. President Glass then asked for a roll call vote, and with all members stating "Aye," the motion carried.

President Glass then asked for a motion for approval of **BP2025-02-06**, **Action Items 1 through 9**. A motion for approval was made by Mr. Voorhies and seconded by Mr. Gaither, and with one abstention by Mr. Schleter, and with all other members stating "Aye," **BP2025-02-06**, **Action Items 1 through 9** were approved.

STAFF REPORTS

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

- a) Executive Director's 2024 Community Impact Video was introduced by Megan Carrico, Sr. Director of Public Affairs, and played for the Board.
- b) Executive Director's Report (Submitted in writing)
 - i. Workforce Development Initiative
 - ii. Strategic Plan Stewardship
 - iii. Creative Mornings/IND
 - iv. WWE Royal Rumble
 - v. Finalist, Routes Americas Awards
 - vi. Colts Fan of the Year Send-Off

Other Reports/Updates

- a) Board Communications: Next Meeting: Friday, March 21, 2025, at 8:00am.

ADJOURNMENT

Meeting adjourned at 9:03am.

The February 21, 2025, Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:

https://zoom.us/rec/share/y62AB4zM1ghix14P7UpdUAhp5D8uxczAm2_86O-wMX7GtGVfMmDfzF6H_jvnvxDr.bt986hauBq_yWE5V

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INDIANAPOLIS AIRPORT AUTHORITY *

By: _____
Barbara Glass, President

DATED: March 21, 2025

By: _____
Mamon Powers III, Secretary

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

DRAFT



BOARD MEMO – INTRODUCTION OF AMENDATORY SUPPLEMENTAL ORDINANCE

To: IAA Board of Directors

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

Date: March 6, 2025

Board Date: March 21, 2025

Subject: Introduction of General Ordinance No. 01-2025 (Amendatory Supplemental Ordinance)

The Indianapolis Airport Authority (IAA) is hereby introducing General Ordinance No. 01-2025 (“Ordinance”) to amend General Ordinance No. 05-2014 (“Master Ordinance”) and General Ordinance No. 04-2024 (“Supplemental Ordinance”).

On February 21, 2025, the Authority approved the acquisition, construction and operation of the Hotel Project (as defined in the Supplemental Ordinance). The amendments to the Master Ordinance consist of adding the definitions, accounts and funds necessary for the Authority to finance the Hotel Project and making changes to the flow of funds under the Master Ordinance to include the new accounts and funds for the Hotel Project.

The Supplemental Ordinance authorized the issuance and sale of one or more series or sub-series of revenue bonds (the “2025 Bonds”) and interim financing of the Authority which may, among other things: (i) refund all or a portion of certain revenue bonds or other obligations of the Authority originally issued to fund or refund various capital projects for the airport, capitalized interest on such bonds and fund reserve funds for such prior revenue bonds, (ii) finance or refinance all or a portion of various capital projects for the airport as described in the Supplemental Ordinance, including but not limited to, capitalized interest and other permitted costs of the various capital projects, (iii) finance the cost of acquiring, constructing and/or installing the Hotel Project, (iv) refinance any interim financing obligations issued to pay the costs of any of the various capital projects, (v) fund one or more Authority Reserve Accounts, (vi) pay costs of issuance related to the issuance of revenue bonds, and (vii) reimburse expenditures paid by the Authority for the various capital projects prior to the issuance of the revenue bonds or the interim financing obligations. The Proposed Ordinance amends the provisions of the Supplemental Ordinance for funding the debt service reserve fund for the 2025 Bonds.



**IAA Board Meeting
General Agenda
March 21, 2025**

General:

BP2025-03-02 **Consider for approval** the Letter of Agreement with Federal Express Corporation.

BP2025-03-03 **Consider for approval** the Third Amendment to Land and Building Lease Agreement with USA UP STAR AIR CHARTERS, LLC. for modifications to the rental obligations and extension of Term for a period of ten (10) years expiring on March 31, 2035, with two 5-year renewal terms.

Capital:

BP2025-03-04 **Consider for approval** an award of contract with Vertosoft for implementation services of IAA's payroll systems through Mosaic Consulting Services at the total cost of \$465,063.00.

BP2025-03-05 **Consider for approval** Change Order No. 3 with Rieth-Riley Construction, Inc. for Rehabilitate Airport Roads and Lots - 2022 at Indianapolis International Airport in an amount not-to-exceed \$660,862.84.

BP2025-03-06 **Consider for approval for approval** Amendment No. 2 with Resource International, Inc. for Rehabilitate Airport Roads & Lots - 2024 at Indianapolis International Airport in an amount not-to-exceed \$134,010.12.

BP2025-03-07 **Consider for approval** authorizing the Executive Director to enter into a Utility Reimbursement Agreement with The Department of Public Utilities of the City of Indianapolis d/b/a Citizens Water to design and construct a water main extension to provide resilient water infrastructure to the IAA.

BP2025-03-08 **Consider for approval** an award of contract for Roof Rehabilitation/Replacement Campus Wide at Indianapolis International Airport to AAA Roofing Co., Inc. in an amount not-to-exceed \$2,158,000.00 plus a 10% construction reserve of \$215,800.00 for a total of \$2,373,800.00. AAA Roofing Co., Inc. was the lowest responsive and responsible bidder.



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- BP2025-03-09** **Consider for approval** an award of a Construction Manager as Constructor contract for the Baggage Handling System Centralized Checked Baggage Inspection System at Indianapolis International Airport to Messer Construction Company in an amount not-to-exceed \$150,000.00.
- BP2025-03-10** **Consider for approval for approval** Amendment No. 5 with The Etica Group, Inc. for Part B of Buildings 611 thru 615 Quick Turnaround Facilities - HVAC, Parking Lots, and Water System at the Indianapolis International Airport in an amount not-to-exceed \$48,350.00.
- BP2025-03-11** **Consider for approval for approval** Amendment No. 2 with CHA Consulting, Inc. for 5L-23R North Parallel Runway Rehabilitation at Indianapolis International Airport in an amount not to exceed \$460,787.00 (fees).



BOARD MEMO- LETTER OF AGREEMENT WITH FEDERAL EXPRESS CORPORATION

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: March 4, 2025

Board Date: March 21, 2025

Subject: Letter of Agreement with Federal Express Corporation ("FedEx")

Background

This Board Memo relates to the IAA's Runway 23L-5R Redevelopment Project commencing in 2022 and also FedEx's ongoing Hub Expansion Project. More specifically, for the IAA's runway project, the scope of work associated with Taxiway November (TW "N") redevelopment. For FedEx, their Hub Expansion Project initially included a redevelopment of an aircraft parking area known as the South Ramp. A portion of the redeveloped concrete in both projects would literally become adjacent pavement.

A change occurred in FedEx's scope of work in the Hub Expansion Project and FedEx decided to table the South Ramp redevelopment. As the IAA had already bid and awarded the TW N work, through coordination with FedEx, the TW N proceeded and by doing so, the result created would be uneven pavement elevations where these two pavements meet.

The Parties agreed that the best outcome would be for the IAA to create a "feathering" of pavement, making it possible for FedEx aircraft to traverse the old South Apron pavement as well as the new TW N pavement. The pavement feathering creates acceptable elevations for said aircraft. The Parties also agreed that the cost of this pavement alteration would be reimbursable from FedEx to the IAA; therefore, the purpose of this LOA

Scope

Staff requests the IAA Board execute the Letter of Agreement with Fed Ex.

Schedule

March 21, 2025: IAA Board approval of the LOA with FedEx.

Revenue:

Final Project Cost of this pavement alteration totals \$2,568,207.36. This amount is the reimbursable amount which will be invoiced with the execution of the LOA.

Operating Costs:

There are no additional IAA operating costs associated with this LOA.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval the Letter of Agreement with Federal Express Corporation.



**BOARD MEMO- THIRD AMENDMENT TO LAND AND BUILDING LEASE
AGREEMENT WITH USA UP STAR AIR CHARTERS, LLC.**

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: March 3, 2025

Board Date: March 21, 2025

Subject: Third Amendment to Land and Building Lease Agreement with USA UP STAR
AIR CHARTERS, LLC. ("USA UP STAR")

Background:

Building 75, located at 7815 Headwind Dr., has been leased by the Indianapolis Colts since 2011. In 2024, the Colts approached IAA staff with a desire to assign or sublease Building 75 due to impending aircraft sales therein reducing their fleet size. The Colts will consolidate their operation into their newer hangar facility. IAA staff then coordinated with the Colts to issue a Request For Proposals ("RFP") to solicit corporate aircraft owners proposals to identify a replacement tenant for the Building 75 site.

Via the RFP process, the IAA received three proposals with USA UP STAR being selected as the most attractive respondent. Through negotiations, IAA consented to an assignment and assumption of the Colts lease to USA UP STAR. In addition to the assignment and assumption of the Colts lease agreement, the parties have agreed to this Third Amendment to the Land & Building Lease Agreement which modifies the term and rental obligations.

USA UP STAR is a locally owned Service-Disabled Veteran Owned Business incorporated in 2009 to provide global logistics and rapid response solutions for disaster relief and military operations. USA UP STAR is headquartered in Greenwood, IN with regional hubs across the southern United States.

This Third Amendment extends the term by ten (10) years effective April 1, 2025 and ending March 31, 2035. USA UP STAR will also have two (2) 5-year renewal terms available.

The hangar serves as their corporate aviation hub, housing 1-2 corporate-owned aircraft including support of their flight operations staff. The hangar site will not be used for logistics.

Scope:

Execution of the Third Amendment to Land and Building Lease Agreement with USA UP STAR AIR CHARTERS, LLC.

Memo Re: Third Amendment to Land and Building Lease Agreement

Schedule:

March 21, 2025: IAA Board approval of the Third Amendment to Land and Building Lease Agreement with USA UP STAR AIR CHARTERS, LLC.

Revenue:

Rental obligations are increased from the previous \$233,750.00 annual rental to \$264,000.00 annually for the first five years.

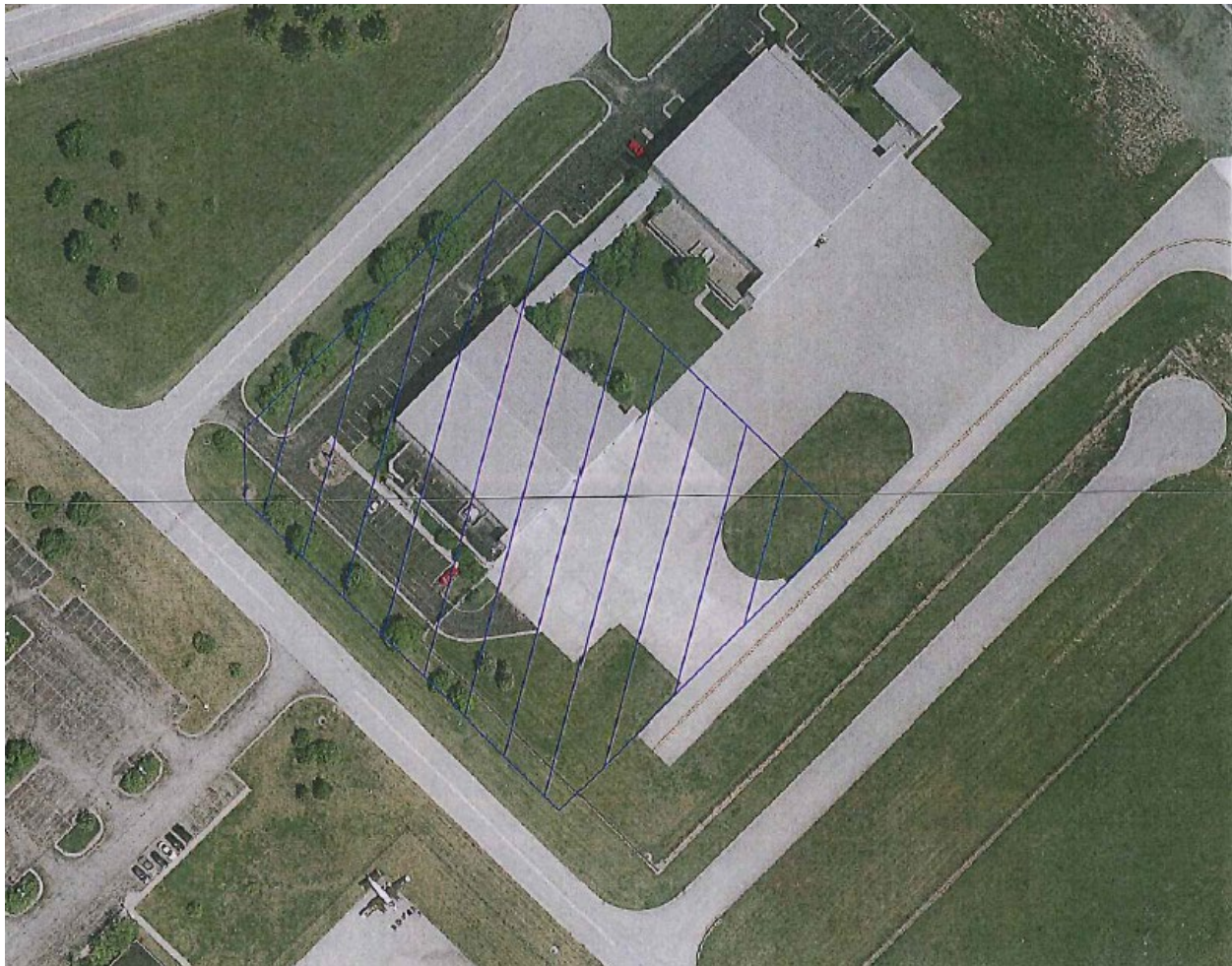
Beginning April 1, 2030, the rental rate will be adjusted every five (5) years by CPI.

Operating Costs:

N/A

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval the Third Amendment to Land and Building Lease Agreement with USA UP STAR AIR CHARTERS, LLC. for modifications to the rental obligations and extension of Term for a period of ten (10) years expiring on March 31, 2035, with two 5-year renewal terms.





Indianapolis Airport Authority

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

From: Rachel Stevens, Sr. Director of Human Resources

Date: March 12, 2025

Board Date: March 21, 2025

Subject: Award Contract to Vertosoft through Mosaic Consulting Group for the implementation services of IAA's Human Resources Information System (HRIS) (Project No. I-25-067)

Background

The Indianapolis Airport Authority (IAA) operates a Human Resources Information System (HRIS) as three independent Software as a Service (SaaS) platforms. Two of IAA's products are operated separately by the same software firm, Ultimate Kronos Group (UKG). The Kronos Ready platform (the platform the IAA is currently using) will be sunset at the end of 2025 and the IAA has an opportunity to realign all the disparate payroll and timekeeping systems into one, simplifying the payroll management process and fixing a host of other issues. These systems were purchased and originally implemented in 2018 through a competitive bid process.

The contracts for these systems expired on December 31, 2024, and the IAA has been operating on a month-to-month service fee agreement since that time.

Scope

The IAA will purchase and upgrade UKG Pro licensing to replace the existing legacy UKG Ready and UKG Telestaff systems as well as purchase an integration SaaS by a competitively awarded cooperative purchasing program through Omnia Partners. The attached quote for Mosaic Consulting Services is a subcontract through the prime vendor, Vertosoft that will allow Mosaic Consulting Services to implement the new payroll and timekeeping system, migrate existing data, rules, procedures, and optimize IAA's payroll and onboarding processes.

Schedule

The implementation project will begin in March upon execution of this quote and is estimated to complete in January 2026.

Budget

Funding for this project will be accommodated through savings in other approved projects included in the 2025 Capital Budget.

Recommendation

The IAA staff recommends the Board of Directors consider for approval an award of contract with Vertosoft for implementation services of IAA's payroll systems through Mosaic Consulting Services at the total cost of \$465,063.00.



Indianapolis Airport Authority

BOARD MEMO – CHANGE ORDER

To: IAA Board of Directors

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

Date: March 12, 2025

Board Date: March 21, 2025

Subject: Approve Change Order No. 3 to the contract with Rieth-Riley Construction, Inc. for Rehabilitate Airport Roads and Lots - 2022 at Indianapolis International Airport (Project No. I-23-073)

Background

Rehabilitate Airport Roads and Lots - 2022 is a continuation of an ongoing project aimed at rehabilitating roads and parking lots across the Indianapolis International Airport (IND) campus. The primary focus of this project is to maintain pavement quality through full reconstruction, lane widening, resurfacing, signage improvements, and pavement marking, ultimately extending the useful life of the airport's roads and parking lots.

On October 20, 2023, the Indianapolis Airport Authority (IAA) Board of Directors awarded a contract for Construction Services with Rieth-Riley Construction, Inc., for Rehabilitate Airport Roads and Lots - 2022 at IND.

Change Order Summary

Contract changes fall under one of three categories: Errors/Omissions, Unforeseen Circumstances, or additional Owner requested scope. Typically, the cost of an error is paid by the designer as the error may require work already completed to be redone. Omissions are items that are corrected before work is performed and for which the designers are typically charged up to 15% of the cost because the item may have to be negotiated with the contractor. Unforeseen circumstances are items that could not reasonably been anticipated by the designer and therefore are not charged against the designer. Owner requested scope changes occur when, during construction, the Owner identifies, and directs the contractor to complete additional work which benefits the Owner.

This change order addresses items resulting from owner requests and unforeseen conditions. The owner requested an additional extension to the acceleration lane exiting the Economy Lot to provide drivers with sufficient time to accelerate and merge safely. While the original plan

included an extension, the IAA requested a further extension to accommodate current and anticipated future traffic growth around IND.

Additionally, IAA requested further work on the exit lanes from the terminal and the entrance to the Economy Lot, including full-depth patching, pavement markings, and signage improvements. IAA also requested an extension of the partial-depth repair at the entrance of the parking garage, as the original plan did not account for newly developed cracks that appeared after the project bid.

Finally, unforeseen conditions included the discovery of unknown utilities within the project area. While the original plan identified a single electric conduit line, during construction it was revealed two additional lines, necessitating their relocation.

Budget

The Rieth-Riley Construction, Inc. Change Order No. 3 is \$660,862.84 which is within the approved 2025 Capital budget for Rehabilitate Airport Roads and Lots - 2022.

Revised Construction Amount

Original Construction Contract Amount		\$	2,990,000.00
Previous Change Orders	(9.94% of contract)		297,274.00
Current Change Order No. 3	(22.10% of contract)		660,862.84
New Construction Contract Total		\$	3,948,136.84

Project Costs

Design (including survey and geotechnical)	\$	149,709.40
Advertisements for Bid		863.00
Project Management		109,496.68
Inspection		137,004.00
Construction Contract Amount		2,990,000.00
Previous Change Orders		297,274.00
Current Change Order No. 3 (22.10%)		660,862.84
Revised Total Anticipated Project Cost	\$	4,345,209.92

This project will be 100% Airport cash funded.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval Change Order No. 3 with Rieth-Riley Construction, Inc. for Rehabilitate Airport Roads and Lots - 2022 at Indianapolis International Airport in an amount not-to-exceed \$660,862.84.



Indianapolis Airport Authority

BOARD MEMO – AMENDMENT

To: IAA Board of Directors

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

Date: March 12, 2025

Board Date: March 21, 2025

Subject: Approve Amendment No. 2 to the contract with Resource International, Inc. for Rehabilitate Airport Roads & Lots - 2024 at Indianapolis International Airport (Project No. I-24-021)

Background

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

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

On April 19, 2024, the IAA Board of Directors approved Amendment No. 1 with Resource International, Inc. to provide additional design services for Part B, which included design and development of plans and specifications for bidding and construction.

On December 5, 2024, the IAA staff received three bids for the project, ranging from \$5,189,496.95 to \$9,056,685.00. All bids exceeded the project budget. As a result, IAA staff rejected all bids.

This amendment with Resource International, Inc. will prepare the project for re bid, and provide customary construction administration (CA) services, for the Rehabilitate Airport Roads & Lots – 2024 project.

Scope

Resource International, Inc. will complete requested additional design work on the exit road, repackage the bidding documents to align the project with the budget, provide bidding assistance, and provide construction administration (CA) services during the construction phase.

Budget

The Resource International, Inc. contract amendment is \$134,010.12, which is within the approved 2024 Capital Budget for Rehabilitate Airport Roads & Lots – 2024.

This project will be 100% Airport cash funded.

Schedule

The contract term will be extended by Amendment No. 2 to December 31, 2026, to account for construction completion in December 2025 and the 10-month warranty walkthrough will take place in 2026.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval Amendment No. 2 with Resource International, Inc. for Rehabilitate Airport Roads & Lots - 2024 at Indianapolis International Airport in an amount not-to-exceed \$134,010.12.



BOARD MEMO – APPROVE AUTHORITY TO EXECUTE AND AWARD

To: IAA Board of Directors

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

Date: February 28, 2025

Board Date: March 21, 2025

Subject: Authorize the Executive Director to Execute a Utility Reimbursement Agreement with The Department of Public Utilities of the City of Indianapolis d/b/a Citizens Water for the Terminal Back Up Water Connection project at Indianapolis International Airport (Project No. I-25-059)

Background

The Indianapolis Airport Authority (IAA), as part of our initiative to provide more resilience to our utility infrastructure, has consulted with our water utility partner, Citizens Energy Group (CEG), to develop a plan to provide the utmost resilient water infrastructure for our Terminal Building. As a result of our multi-year consultation, both the IAA and CEG have determined an extension of a pre-planned water main to our internal water infrastructure is needed to provide true redundancy to the water main infrastructure.

Through multiple study sessions and analyses, CEG has determined a water main extension from south of I-70 to the existing water main just northeast of the gas station would provide the IAA CEG with the most cost effective and truly redundant system.

The project will be fully designed and constructed by the utility, CEG. CEG will procure the required design and construction services with consultation with the IAA. Once design is completed and CEG bids the construction work, CEG will provide the IAA with the proposed construction cost for consideration. The IAA staff is requesting the IAA Board of Directors authorize the IAA Executive Director to execute and award the design and construction contracts for the project provided the project is within the allocated budget for the project and the IAA agrees with the proposed design fees and construction bids.

Budget

The overall approved budget for the project is \$9,000,000 which includes design, construction, inspection and program management. The current estimates for Design is between \$300,000 and \$450,000 while the construction is estimated between \$5,000,000 and \$6,000,000. The project is in the approved 2025 capital budget at \$9,000,000.

This project will be 100% bond funded and the bonds have been issued.

This project is being undertaken to enhance the Authority's resilient infrastructure.

Schedule

CEG is expected to procure the design in the 2nd Quarter of 2025 with the expectation of design in complete and award of a construction contract in either the 4th Quarter of 2025 or 1st Quarter of 2026.

Recommendation

The IAA Staff recommends the IAA Board consider authorizing the Executive Director to enter into a Utility Reimbursement Agreement with The Department of Public Utilities of the City of Indianapolis d/b/a Citizens Water to design and construct a water main extension to provide resilient water infrastructure to the IAA.



Indianapolis Airport Authority

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: March 10, 2025

Board Date: March 21, 2025

Subject: Award Construction Contract to AAA Roofing Co., Inc. for Roof Rehabilitation/Replacement, Phase I at Indianapolis International Airport (Project No. I-24-024A)

Background

The Indianapolis Airport Authority (IAA) has 163 roofed structures that cover nearly 33 acres on the Indianapolis International Airport campus. These roofs protect several million dollars of assets, many of which are critical equipment and systems. Additionally, there are insurance requirements for roof maintenance.

On November 30, 2023, the IAA issued a Request for Qualifications with responses due January 17, 2024. Six Statements of Qualifications (SOQ) were received. A review committee made up of four (4) IAA representatives reviewed and ranked the SOQs, identifying the two (2) most qualified firms for the interview process that was held on February 26, 2024. As a result of the interview process, the review committee ranked The Etica Group as the best qualified to provide professional services.

On May 28, 2024, the IAA Board approved a design contract with The Etica Group to prepare plans and specifications and to perform construction administration for this project.

On January 3, 2025, the IAA Executive Director approved plans and specifications prepared by The Etica Group and authorized the public bidding process for Roof Rehabilitations/Replacements Campus Wide at the Indianapolis International Airport.

On February 3, 2025, the IAA staff received two bids. The project contained a base bid only. The bids ranged from \$2,158,000.00 to \$2,553,000.00. AAA Roofing Co., Inc. was the lowest responsive and responsible bidder in the amount of \$2,158,000.00.

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

The project is to be bid in three phases over multiple years, each with about a third of the project's roofing area. This contract award is for the lowest responsible and responsive bidder for Phase I of the project (2025), which includes roof repairs/replacements for buildings 2, 7, 147, and 620.

Budget

The AAA Roofing Co., Inc. contract is \$2,158,000.00, which is within the approved 2025 Capital Budget for Roof Rehabilitation/Replacement Campus Wide, Phase I.

Roof Rehabilitation/Replacement Campus Wide, PH I

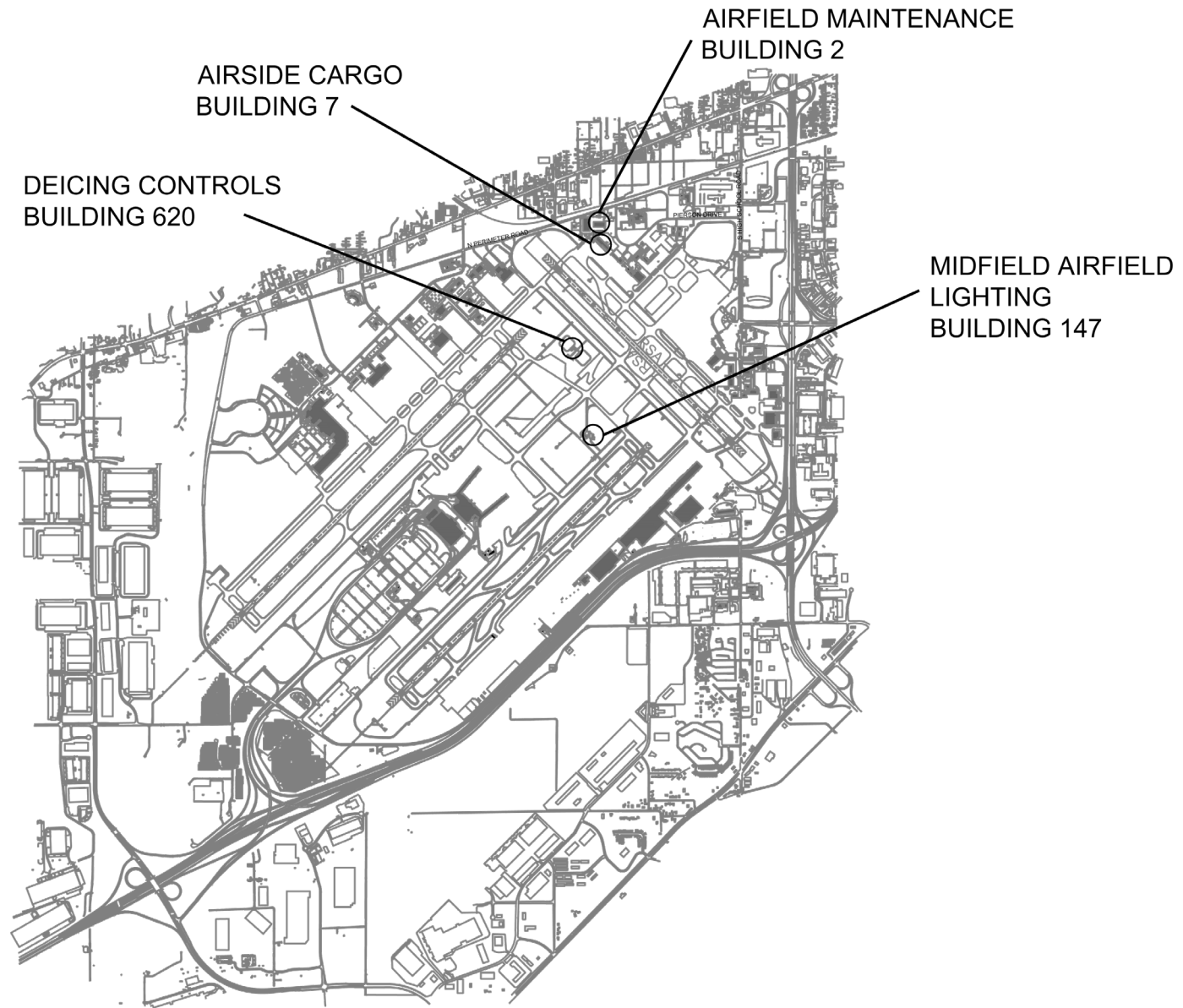
Contract Amount (including 10% reserve)	\$	2,373,800.00
Design (including survey and geotechnical)		102,120.00
Staff Augments		16,301.35
Advertisements for Bid		163.00
Total Anticipated Project Cost	\$	2,492,384.35

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 more than normal maintenance would correct and its remaining useful life will be reduced.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for Roof Rehabilitation/Replacement Campus Wide at Indianapolis International Airport to AAA Roofing Co., Inc. in an amount not-to-exceed \$2,158,000.00 plus a 10% construction reserve of \$215,800.00 for a total of \$2,373,800.00. AAA Roofing Co., Inc. was the lowest responsible and responsive bidder.



SUB:

DATE:	SCALE:
08/11/2025	
DRAWN BY:	CHECKED BY:
J.P.	SM
REV:	DATE:
A	

DESCRIPTION:

TITLE:	PROJECT LOCATION MAP
PROJECT:	INDIANAPOLIS INTERNATIONAL AIRPORT ROOF REHABILITATION/REPLACEMENT CAMPUS WIDE-PHASE I

CERTIFICATION:

DRAWING NO.	1
IAA PROJECT NUMBER:	I-24-024A



Indianapolis Airport Authority

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: February 10, 2025

Board Date: March 21, 2025

Subject: Award Construction Manager as Constructor (CMc) Contract to Messer Construction Company for BHS Centralized CBIS at Indianapolis International Airport (Project No. I-25-006)

Background

The Indianapolis Airport Authority (IAA) has identified the need to modify the current Baggage Handling System (BHS) at Indianapolis International Airport. The current BHS consists of a four-pod in-line system. The IAA wishes to revise this to a new centralized BHS system. This project is being undertaken as part of a broader program to improve the BHS at the airport, thus enhancing the IAA customer experience and increasing capacity to support air service growth.

On August 1, 2024, the IAA issued a Request for Qualifications per Federal Aviation Administration requirements to select a designer for this project, with responses due on August 29, 2024. Four (4) Statements of Qualifications were received. A review committee made up of six (6) IAA representatives reviewed and ranked the qualifications, with VTC ranked as the best qualified to provide these professional services.

On October 4, 2024, the IAA issued a qualification-based Request for Proposals to select a Construction Manager as Constructor (CMc) for the BHS Centralized Checked Baggage Inspection System (CBIS) project, with responses due on October 31, 2024. Two (2) proposals were received. A review committee of six (6) IAA representatives reviewed and ranked the proposals, with Messer Construction Company ranked by the committee as the best qualified to provide the CMc services needed.

Scope

The provision of CMc services for preconstruction, including but not limited to project schedule development and coordination, budget development, constructability reviews, phasing plans, subcontractor prequalification, bid solicitation preparation, and the Guaranteed Maximum Price (GMP) at the 75% design stage.

Budget

The Messer contract is \$150,000.00, which is within the approved 2025 Capital Budget for the BHS Centralized CBIS at Indianapolis International Airport.

Messer will provide a Guaranteed maximum Price (GMP) to IAA at the 75% design stage. IAA will then issue an Amendment to their CMc contract to complete the project within the GMP.

Contract Amount (CMc-Precon)	\$ 150,000.00
Anticipated GMP Amdendment	\$ 116,000,000.00
Design	\$ 11,130,000.00
Testing/Inspection	\$ 5,420,310.00
Construction Management	\$ 5,843,250.00
Total Anticipated Project Cost	\$ 138,543,560.00

This project will be funded by a future bond issuance. The IAA is seeking federal grants to fund a portion of the project.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval an award of a CMc contract for BHS Centralized CBIS at Indianapolis International Airport to Messer Construction Company in an amount not-to-exceed \$150,000.00.



Indianapolis Airport Authority

BOARD MEMO – AMENDMENT

To: IAA Board of Directors

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

Date: March 10, 2025

Board Date: March 21, 2025

Subject: Approve Amendment No. 5 to the contract with The Etica Group, Inc. for Part B of Buildings 611 thru 615 (QTA Facilities) - HVAC, Parking Lots, and Water System at Indianapolis International Airport (Project No. I-23-007)

Background

The Indianapolis Airport Authority (IAA) has identified the need to rehabilitate various components of Buildings 611 through 615, commonly referred to as the Quick Turnaround Facilities (QTA) located west of the Indianapolis International Airport Terminal Building. Over the years, various components of the roof system, water system, HVAC, and parking lots have deteriorated and need repair or replacement.

On November 22, 2022, the IAA Executive Director approved a contract with The Etica Group, Inc. to provide professional design services for Part A which included an initial site investigation and site assessment of the facility to determine the appropriate scope for Buildings 611 thru 615 QTA Facilities - HVAC, Parking Lots, and Water System at the Indianapolis International Airport.

On April 21, 2023, the IAA Board of Directors approved Amendment No. 1 with The Etica Group, Inc. to provide Part B design services which included the design and development of plans and specifications for the rehabilitation of the Buildings 611 thru 615 QTA Facilities - HVAC, Parking Lots, and Water System project at Indianapolis International Airport.

On October 20, 2023, the IAA Board of Directors approved Amendment No. 2 with The Etica Group, Inc. to provide additional Part B design services which included development of plans and specifications for constructing a gravel lot for additional parking of rental cars and changes to the snow melt system.

In October 2023, the IAA staff advertised for bids for Part B of the Buildings 611 thru 615 QTA Facilities - HVAC, Parking Lots, and Water System with the bids due on November 30, 2023. The sole bid received was higher than the Engineer's estimate; therefore, the bid was rejected and project was rebid. On February 16, 2024, the IAA Board of Directors approved Amendment No. 3 with The Etica Group, Inc. to provide re-bidding services for Part B.

On April 19, 2024, the IAA Board of Directors approved a construction services contract with Evans Development Company Inc. (EDCO) for Buildings 611 thru 615 QTA Facilities - HVAC, Parking Lots, and Water System at Indianapolis International Airport.

On May 17, 2024, the IAA Board of Directors approved a professional services contract with Woolpert, Inc. for Inspection and Testing Services for the Buildings 611 thru 615 QTA Facilities - HVAC, Parking Lots, and Water System at Indianapolis International Airport.

On September 10, 2024, the IAA Executive Director approved Amendment No. 4, a Time Only Extension with The Etica Group, Inc. to complete the project.

Construction began in May 2024, and as the project has progressed, unforeseen conditions have resulted in scope additions, requiring additional professional services hours. These hours were not included in the original plan but are needed to complete the project.

Scope

Provide professional services for the additional scope of work required due to unforeseen conditions necessary to complete the project. These include items such as abandoned used oil storage tanks and pits from rental car maintenance activities, former car wash bay pits, and components of wash bay systems that were modified over time and are now abandoned under the concrete slab.

Budget

The Etica Group, Inc. Contract Amendment No. 5 is \$48,350.00, which is within the approved 2025 Capital Budget for Buildings 611 thru 615 QTA Facilities - HVAC, Parking Lots, and Water System at the Indianapolis International Airport.

This project will be 100% Airport Customer Facility Charge funded.

Schedule

This amendment does not change the term of the contract. The contract with The Etica Group, Inc. expires August 31, 2025.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval Amendment No. 5 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 \$48,350.00.



BOARD MEMO – AMENDMENT NO. 2

To: IAA Board of Directors

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

Date: March 10, 2025

Board Date: March 21, 2025

Subject: Approve Amendment No. 2 to the contract with CHA Consulting, Inc. for 5L-23R North Parallel Runway Rehabilitation at Indianapolis International Airport (Project No. I-25-040)

Background

In 2021, the Indianapolis Airport Authority (IAA) completed a rehabilitation of the northern parallel in advance of the southern parallel's reconstruction. Since that time, continuous monitoring on the northern parallel has identified the need to perform further rehabilitative measures on Runway 5L-23R and portions of Taxiway A and Taxiway B to correct surface distress caused by additional traffic and the age of the pavement.

The IAA is initiating this additional rehabilitative effort to maintain the pavements while more extensive planning and design strategies are being developed to determine the appropriate program for Runway 5L-23R and its supporting taxiways.

On May 3, 2024, the IAA issued a Request for Qualifications per the Federal Aviation Administration (FAA) requirement to select a designer for this project, with responses due June 4, 2024. Four Statements of Qualifications were received. A review committee of four IAA representatives reviewed and ranked the qualifications, with CHA Consulting, Inc. being ranked by the committee as the best qualified to provide the professional services needed.

On September 20, 2024, the IAA Board approved the Design Contract with CHA Consulting, Inc.

On December 20, 2024, the IAA Board approved Amendment No. 1 with CHA Consulting, Inc. for addressing additional scope to include a topographic survey within the Runway Object Free Area (ROFA) of Runway 5L-23R.

Scope

The scope includes project administration/management, project coordination, construction administration, and project closeout.

Budget

The CHA Consulting, Inc. Contract Amendment No. 2 is \$460,787.00, which is within the approved 2025 Reforecast Capital Budget for Runway 5L-23R Rehabilitation at Indianapolis International Airport.

This project is being undertaken to repair existing infrastructure integral to the continued operation of the airport.

This project will be 100% Airport cash funded.

Schedule

This amendment does not change the term of the contract. The contract with CHA Consulting, Inc. expires on December 31, 2026, to facilitate the construction timeline, close-out, and the 10-month warranty walk-through, completion, and closeout, warranty walkthrough etc.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval Amendment No. 2 with CHA Consulting, Inc. for 5L-23R North Parallel Runway Rehabilitation at Indianapolis International Airport in an amount not-to-exceed \$460,787.00 (fees).