



Agenda
Indianapolis Airport Authority
September 18, 2015
8:30 AM

I. **Call to Order**

II. **Approval of Minutes of the Pre-Board and Regular Meeting of August 21, 2015**

III. **Ordinances, Resolutions and Public Hearings**

- a) Final Public Hearing on **General Ordinance No. 3-2015**, amending the 2015 Rates and Charges Ordinance allowing for a Premium Valet Rate Adjustment.
- b) Consider for approval, adoption of **General Ordinance No. 3-2015**, amending the 2015 Rates and Charges Ordinance allowing for a Premium Valet Rate Adjustment.
- c) Consider for approval, adoption of **Resolution No. 14-2015**, concerning the execution of the Land and Building Lease Agreement with XB Facilities, LLC for the leasing of Building #176 at the Indianapolis Maintenance Center.
- d) Public Hearing on **BP2015-09-1**, concerning a Real Estate Auction performed by Schrader Auction Company for the sale of approximately 329 acres of land on October 24, 2015, at The Palms in Plainfield, IN.
- e) Consider for approval, adoption of **BP2015-09-1**, concerning a Real Estate Auction performed by Schrader Auction Company for the sale of approximately 329 acres of land on October 24, 2015, at The Palms in Plainfield, IN.

IV. **Board Reports**

President's Report

V. **Official Actions**

Consider, for approval, the individual items listed on the IAA General Agenda, dated September 18, 2015.

VI. **Staff Reports**

Executive Director Report

VII. **Other Reports/Update**

VIII. **Board Communications**

Next Meeting: Friday, October 16, 2015 @ 8:30 a.m.

IX. **Adjourn**

MINUTES
Board of Directors Meeting
Indianapolis Airport Authority

The Regular Meeting of the Indianapolis Airport Authority Board was called to order at 8:36 a.m., August 21, 2015, in the Airport's Board Room at the Indianapolis International Airport.

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

Mike Wells, President
Alfred Bennett, Secretary
Jean L. Wojtowicz, Member
Dr. Philip C. Borst, Member
Brett Voorhies, Member
Jack T. Morton, Jr., Member
Lynn T. Gordon, Advisory Member

Rex M. Joseph, Jr., IAA Board Counsel

IAA executive staff attending:

Mario Rodriguez, Executive Director
Mike Medvescek, Sr. Director of Operations
Marsha Stone, Sr. Director of Commercial Enterprise
Joseph Heerens, General Counsel
Shannetta Griffin, Sr. Director of Planning & Development
Robert Thomson, Sr. Director of Finance
Jamie Leap, Sr. Executive Assistant/Recording Secretary

APPROVAL OF MINUTES

Upon a motion by Ms. Wojtowicz, seconded by Mr. Bennett and unanimously passed, approval was given to the Minutes of both the Pre-Board and Regular Meetings of July 17, 2015.

ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

President Wells opened the public hearing and described General Ordinance No. 1-2015, concerning the 2016 Indianapolis Airport Authority Budget. President Wells asked if there were any comments or testimony. There being none, he closed the hearing and asked for a motion. Upon a motion by Ms. Wojtowicz, seconded by Mr. Voorhies and unanimously passed, approval was given to General Ordinance No. 1-2015.

President Wells next opened the public hearing and TEFRA hearing and described General Ordinance No. 2-2015, a Supplemental Ordinance of the Indianapolis Airport Authority, authorizing the issuance and sale of one or more series of additional revenue

bonds of said Authority, to be designated "Indianapolis Airport Authority Refunding Airport Revenue Bonds". President Wells asked if there were any comments or testimony. There being none, he closed the hearings and asked for a motion. Upon a motion by Ms. Wojtowicz, seconded by Dr. Borst and unanimously passed, approval was given to General Ordinance 2-2015.

President Wells next introduced General Ordinance No. 3-2015, amending the 2015 Rates and Charges Ordinance, allowing for a Premium Valet rate adjustment.

President Wells next described Resolution No. 12-2015, dedicating revenues collected from Passenger Facility Charges and Customer Facility Charges to pay debt service for the IAA's outstanding revenue bonds for 2016. Upon a motion by Ms. Wojtowicz, seconded by Mr. Bennett and unanimously passed, approval was given to Resolution No. 12-2015.

President Wells next described Resolution No. 13-2015, authorizing the sale of IAA and IMC inventoried items via public auction. Upon a motion by Mr. Voorhies, seconded by Mr. Bennett and unanimously passed, approval was given to Resolution No. 13-2015.

BOARD REPORTS

President's Report

President Wells noted the significant increase in air service at IND over the last year, and expressed his appreciation to the IAA Staff for their successful efforts in that regard.

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA, DATED August 21, 2015: President Wells introduced and then verbally described each of the individual items listed on the General Agenda, after which he asked for separate motions of approval, as follows:

BP2015-08-1. Upon a motion by Ms. Wojtowicz, seconded by Mr. Morton and unanimously passed, approval was given to BP2015-08-1.

BP2015-08-2. Upon a motion by Mr. Morton, seconded by Mr. Voorhies and unanimously passed, approval was given to BP2015-08-2.

BP2015-08-3. Upon a motion by Ms. Wojtowicz, seconded by Mr. Voorhies and unanimously passed, approval was given to BP2015-08-3.

BP2015-08-4. Upon a motion by Mr. Voorhies, seconded by Mr. Bennett and unanimously passed, approval was given to BP2015-08-4.

BP2015-08-5; Action #1. Upon a motion by Ms. Wojtowicz, seconded by Mr. Morton and unanimously passed, approval was given to BP2015-08-5; Action #1.

BP2015-08-5; Action #2. Upon a motion by Mr. Morton, seconded by Mr. Bennett and unanimously passed, approval was given to BP2015-08-5; Action #2.

BP2015-08-6. Upon a motion by Dr. Borst, seconded by Mr. Morton and unanimously passed, approval was given to BP2015-08-6.

BP2015-08-7. Upon a motion by Mr. Morton, seconded by Dr. Borst and unanimously passed, approval was given to BP2015-08-7.

BP2015-08-8. Upon a motion by Mr. Bennett, seconded by Mr. Morton and unanimously passed, approval was given to BP2015-08-8.

BP2015-08-9. Upon a motion by Ms. Wojtowicz, seconded by Dr. Borst and unanimously passed, approval was given to BP2015-08-9.

STAFF REPORTS

Executive Director's Report

Mr. Rodriguez introduced Mr. Reid Goldsmith, Sr. Director of Information Technology, who provided a brief report on recent developments involving information technology at IND, including the fact that IND now has the fastest Wi-Fi service of any airport in North America.

Mr. Rodriguez next introduced Ms. Angela Cain, Director of Public Affairs, who shared a brief report about the positive media coverage, nationwide, that IND has received as a result of being awarded the "Best Airport in North America" title for 2014.

Mr. Rodriguez introduced Ms. Kathy Cabello, President of NAWBO-Indianapolis, who expressed her appreciation to the IAA for our successful efforts in working with women-owned businesses. Ms. Cabello also recognized the efforts of Ms. Holli Harrington, Director of Supplier Diversity, in this regard.

ADJOURNMENT

President Wells announced the next IAA Board meeting is scheduled for September 18, 2015. There being no further business, the meeting was adjourned at 8:54 a.m.

INDIANAPOLIS AIRPORT AUTHORITY *

By: _____
Michael Wells, President

By: _____
Alfred R. Bennett, Secretary

DATED: _____



BOARD MEMO – PREMIUM VALET RATE ADJUSTMENT

To: IAA Board of Directors

From: Marsha Stone, Sr. Director of Commercial Enterprise

Date: July 31, 2015

Board Date: September 18, 2015

Subject: Premium Valet Rate Adjustment

Background

The current premium valet rate has been set at \$22.00 daily since January 2014. IAA has experienced a 14% growth in revenue from the premium valet product for YTD June 2015 over YTD June 2014. Additional parking spaces in the garage have been allocated to premium valet as a result of its popularity and growth. Customer feedback indicates a strong desire that cars parked in the premium valet product be stored under covered parking. As covered parking capacity in the terminal garage is limited, this premium valet parking service is currently undervalued at \$22.00 daily when compared to other airport valet or premium parking rates. The current \$22.00 rate is also under market when compared to downtown Indianapolis hotel valet parking rates. Premium valet parking revenue accounts for over \$4m of IAA's total annual parking revenue and has seen steady growth over the past two years.

Scope

To execute a rate increase from \$22.00 up to \$25.00 daily for premium valet parking services. Hourly premium valet parking rates would increase from \$8.00 per hour up to \$9.00 per hour, with a maximum of \$25.00 daily rate. This rate increase will be accomplished through the introduction and passage of General Ordinance 3-2015.

Schedule

August 21, 2015:	Introduction of General Ordinance 3-2015
September 18, 2015:	Final Public Hearing & Board vote on General Ordinance 3-2015
October 1, 2015:	Implement premium valet rate increase to \$25.00 daily and \$9.00 hourly rate (not to exceed \$25.00 daily)

Revenue and/or Operating Cost Implications

Revenue:

The rate adjustment will have an estimated total annual IAA revenue impact estimated at \$400k. Total annual revenue for the premium valet service provider (Global Parking Systems) is estimated to increase by \$45k as a result of this rate increase.

Operating Costs:

IAA costs will be an estimated \$1,500 to purchase new rate signage and make the appropriate parking software revisions necessary for implementation.

Supplier Diversity Participation

This rate adjustment would result in an increase of airport concession disadvantage business enterprise (ACDBE) concession revenue for Global Parking Systems of Indiana, Inc.

Recommendation

The IAA staff recommends that the Board consider for approval, General Ordinance 3-2015, which will set the fees for the use of the Airport's valet parking services at \$25.00 daily and \$9.00 hourly (not to exceed \$25.00 daily). Supplier Diversity Participation would be ACDBE 10% (Global Parking Systems of Indiana, Inc.)



BOARD MEMO – LAND AND BUILDING LEASE AGREEMENT

To: IAA Board of Directors
From: Marsha Stone, Sr. Director of Commercial Enterprise
Date: August 31, 2015
Board Date: September 18, 2015
Subject: XB Facilities, LLC Land and Building Lease Agreement

Background

XB Facilities, LLC is a laboratory research firm seeking to establish a local presence within Marion County. Their research supports the life science and medical industry.

Scope

IAA Staff is requesting IAA Board adoption of Resolution No. 14-2015, authorizing the execution of a Land and Building Lease Agreement with XB Facilities, LLC for a primary term beginning October 1, 2015 and ending September 30, 2017, as well as two (2) – one (1) year option terms to extend the Agreement through September 30, 2019.

The facility being proposed to lease is Building #176, a support building at the Indianapolis Maintenance Center (IMC) totaling 11,500 square feet of building space and 600 square feet of land.

Schedule

September 18, 2015: Approval of Resolution No. 14-2015, authorizing the execution of the Land and Building Lease Agreement with XB Facilities.

Revenue and/or Operating Cost Implications

Revenue:

Revenue impact is \$8,642.50/month or \$103,710.00/annum, averaging to \$9.00 p.s.f.

Operating Costs:

The Authority has no costs associated with the execution of this Land and Building Lease Agreement. XB Facilities, LLC will pay 100% of the renovation costs and going forward, all operational costs including utilities associated with the leasehold.

Supplier Diversity Participation

Not applicable.

Recommendation

The IAA Staff recommends the Board consider for approval Resolution No. 14-2015 concerning the execution of the Land and Building Lease Agreement with XB Facilities, LLC for the leasing of Building #176 at the Indianapolis Maintenance Center for a period of two years with two one-year options commencing October 1, 2015.



BOARD MEMO – REAL ESTATE LAND AUCTION

To: IAA Board of Directors

From: Marsha Stone, Sr. Director of Commercial Enterprise

Date: September 2, 2015

Board Date: September 18, 2015

Subject: IAA Land Use Initiative – Real Estate Auction

Background

As a direct attribute of the IAA Land Use Initiative, IAA Staff have been diligently pursuing the sale of certain IAA lands. This Board Memo will address the forthcoming real estate auction of approximately 329 acres of land scheduled for October 24th at The Palms in Plainfield, IN. Of the 329 acres, 141 acres is the former Speedway Airport, located in Avon, Indiana. The remainder of acreage is located on the outskirts of Indianapolis International Airport in various locations. The real estate auction is being coordinated by Colliers International with Schrader Auction Company being the auctioneer. All land will be sold in as-is condition with closing documents being executed the same day as the auction.

Governed by law of the State of Indiana on such land transactions, the IAA has to procure two separate appraisals for each section of land to be sold. These appraisals are then averaged and that dollar amount becomes the fair market value (FMV) of the property and is the minimum price the IAA may sell land in any transaction, including a real estate auction. Should the highest bid not achieve FMV, the property cannot be sold.

Land Sale Restrictions

The conveying of the land to the particular high bidder will also include and contain the following perpetual land use restrictions (including noise disclosures and waivers, and avigation easement), which will run with the land at all times:

- The land will not be used for, or permit thereon, any type of paid parking for any types of vehicles, or as a taxi staging area;
- The land will not be used for, or permit thereon, any type of plant, utility, or other type of operation that emits, to any extent, smoke, fumes, vapors, or other similar gases;

- The title to the land will contain a "noise disclosure statement", an "avigation easement", as well as a waiver and release of all claims, actions, damages and liabilities, with respect to any and all noise, vibrations, particulates, or any other matters pertaining in any way, directly or indirectly, to the operation of an airport and/or aircraft; and
- No building or other structure shall be constructed or maintained at any time upon the land which exceeds the height restrictions designated or established by federal, state, or local laws, rules or regulations, or by avigation easement.
- Excepting the land known as Stanley Cove, a residential subdivision on State Road 267, an additional covenant will be no residential structures can be placed on the property.

Scope

To authorize the Real Estate Auction with Colliers International for the sale of approximately 329 acres of land located at the former Speedway Airport and various locations on the outskirts of Indianapolis International Airport.

Schedule

August 31, 2015:	IAA Staff issued Public Notice of impending approval by the IAA Board for the sale of land via public real estate auction.
September 18, 2015:	Authorization by IAA Board of the sale of land via a real estate auction.
Late-September	IAA Staff issues Public Notice of the forthcoming real estate auction.
October 24, 2015	Real Estate Auction – The Palms in Plainfield, IN

Revenue and/or Operating Cost Implications

Revenue:

Although sales proceeds from the auction are unknown, a requirement of the auction process is to achieve FMV based upon the averaging of two independent appraisals. Should a particular parcel not achieve a FMV bid, the parcel will not be sold.

Operating Costs:

Operating costs are a function of sales proceeds wherein Colliers / Schrader will receive ten percent (10%) of auctions proceeds.

Supplier Diversity Participation

Not Applicable

Recommendation

The IAA staff recommends that the Board consider for approval and authorize Staff to conduct a real estate auction for a total of approximately 329 acres of various land at Indianapolis International Airport and the former Speedway Airport on October 24, 2015 at The Palms located in Plainfield, Indiana.

**IAA Board Meeting
General Agenda
September 18, 2015**

General:

BP2015-09-2 Consider for approval Amendment #3 to Land & Building Lease Agreement with LGSTX Distribution Services, Inc. for a term of eighteen (18) months commencing November 1, 2015 through April 30, 2017

Capital Program:

BP2015-09-3 **ACTION #1** - Consider for approval an award of contract for Replacement of Aviation Fuel Farm – Phase 1 AST Procurement at the Downtown Indianapolis Heliport, Project No. H-15-049, to Tarbett Engineering and Construction Svs, LLC. in an amount not-to-exceed \$235,583.00 plus a 3% construction reserve of \$7,067.50 for a total of \$242,650.50. Tarbett Engineering and Construction Svs, LLC was the lowest responsive and responsible bidder. Supplier diversity participation on this contract is DBE 0.00%, MBE 0.00%, WBE 2.32% (TESCO, LLC), VBE 0.00%

ACTION #2 - Consider for approval Plans and Specifications for Replace Aviation Fuel Farm – Phase 2 Site Work & UST (Underground Storage Tank) Removal at the Downtown Indianapolis Heliport, Project No. H-15-049, as prepared by NGC Corporation, and authorize the public bidding process

BP2015-09-4 Consider for approval Change Order No. 1 with Maddox Industrial Contractors for Terminal Building Water Softening System, Project No. I-13-030, in an amount not-to-exceed \$23,633.34. Supplier diversity participation on this Change Order No. 1 is MBE 0%, WBE 0%, and VBE 24.07%

BP2015-09-5 Consider for approval Contract Amendment No. 1 to the on-call professional services contract with CHA Consulting, Inc. for Replace Ground Power Units & Lights at the Indianapolis International Airport, Project No. I-15-055, in an amount not-to-exceed \$298,522.00 (fees). Supplier diversity participation on this amendment is DBE 2.51% (PCS, Inc.), MBE 0.00%, WBE 2.85% (PCS, Inc.; Reprographix Inc.), and VBE 34.37% (B&R, LLC)

BP2015-09-6 Consider for approval Amendment No. 3 to the contract with CHA Consulting, Inc. for Rehabilitate Runway 5L-23R and Taxiway A at Indianapolis International Airport, Project No. I-14-003, in an amount not-to-exceed \$71,010.00. Supplier diversity participation on this amendment is: DBE 0.00%, MBE 0.00%, WBE 0.00%, VBE 40.55% (B & R Consulting, LLC.)

BP2015-09-7 Consider for approval Change Order No. 1 with Hinshaw Roofing & Sheet Metal Co., Inc. for Rehabilitation of International Arrivals Building Roof at Indianapolis International Airport, Project No. I-15-039, in an amount not-to-exceed \$9,985.00. Supplier diversity participation on this Change Order No. 1 is MBE 0%, WBE 0%, and VBE 0%

BP2015-09-8 **ACTION #1** – Consider for approval Amendment No. 1 to the On-Call contract with HNTB Corporation for CEP - Boiler No. 2 Replacement at Indianapolis International Airport, Project No. I-16-040A in the amount of \$95,253.00 (fees). Supplier diversity participation on Amendment No. 1 is MBE 0.00%, WBE 6.93% (Journey and Repro Graphix) and VBE 0.00%

ACTION #2 - Consider for approval an award of contract for CEP - Boiler No. 2 Replacement at Indianapolis International Airport, Project I-16-040A, to MG Sales, Inc. in an amount not-to-exceed \$305,000.00 plus a 3% reserve of \$9,150.00 for a total of \$314,150.00. MG Sales, Inc. was the lowest responsive and responsible bidder. Supplier diversity participation on this contract is MBE 0.00%, WBE 0.00%, and VBE 6.49% (Boilermasters)

BP2015-09-9 Consider for approval a professional services contract with Hunt Construction Group for Garage Atrium Canopy Replacement & Addition of a Glass Enclosure Wall at Indianapolis International Airport, Project # I-15-010, in an amount not-to-exceed \$493,010.00 (fees) and \$5,000.00 (expenses) for a total not-to-exceed amount of \$498,010.00. Supplier diversity participation on contract is MBE 16.48% (Strategic Management Solutions LLC), WBE 0% and VBE 0%



BOARD MEMO – LAND & BUILDING LEASE AMENDMENT

To: IAA Board of Directors

From: Marsha Stone, Sr. Director of Commercial Enterprise

Date: August 31, 2015

Board Date: September 18, 2015

Subject: LGSTX Distribution Services, Inc. / Amendment #3 to Land & Building Lease

Background

LGSTX Distribution Services, Inc. (LGSTX), a third party postal contract company, commenced leasing a portion of Building #53 (former USPS Eagle Hub) on December 1, 2012 to sort/route U.S. Postal mail. Due to the complex business decisions the U.S. Postal Service (USPS) faces across the United States, the USPS has issued an eighteen (18) month contract extension with an option for an additional eighteen (18) month period to their third party contractors. This lease extension will allow LGSTX to continue to support the U.S. Postal Service at Building #53.

Scope

Execute Amendment #3 allowing for an eighteen (18) month term extension to LGSTX's lease, beginning November 1, 2015 and ending April 30, 2017.

LGSTX will also have one (1) option term for an additional eighteen months, beginning May 1, 2017 and ending October 31, 2018.

A caveat to the USPS contract extension to their service providers is the USPS has the ability to terminate those contracts on ninety days notice to these entities across the United States; therefore, Amendment #3 also contains this same clause for LGSTX's right to terminate.

Schedule

September 18, 2015: IAA approval of LGSTX Distribution Services, Inc. Land & Building Lease Amendment #3.

Revenue and/or Operating Cost Implications

Revenue:

Revenue impact is \$79,418.35/month or \$953,020.20/annum during the eighteen (18) month period with a two percent (2%) increase in rental rates beginning in the option term.

Operating Costs:

The Authority will invest up to \$100,000 during the term of the lease for facility improvements.

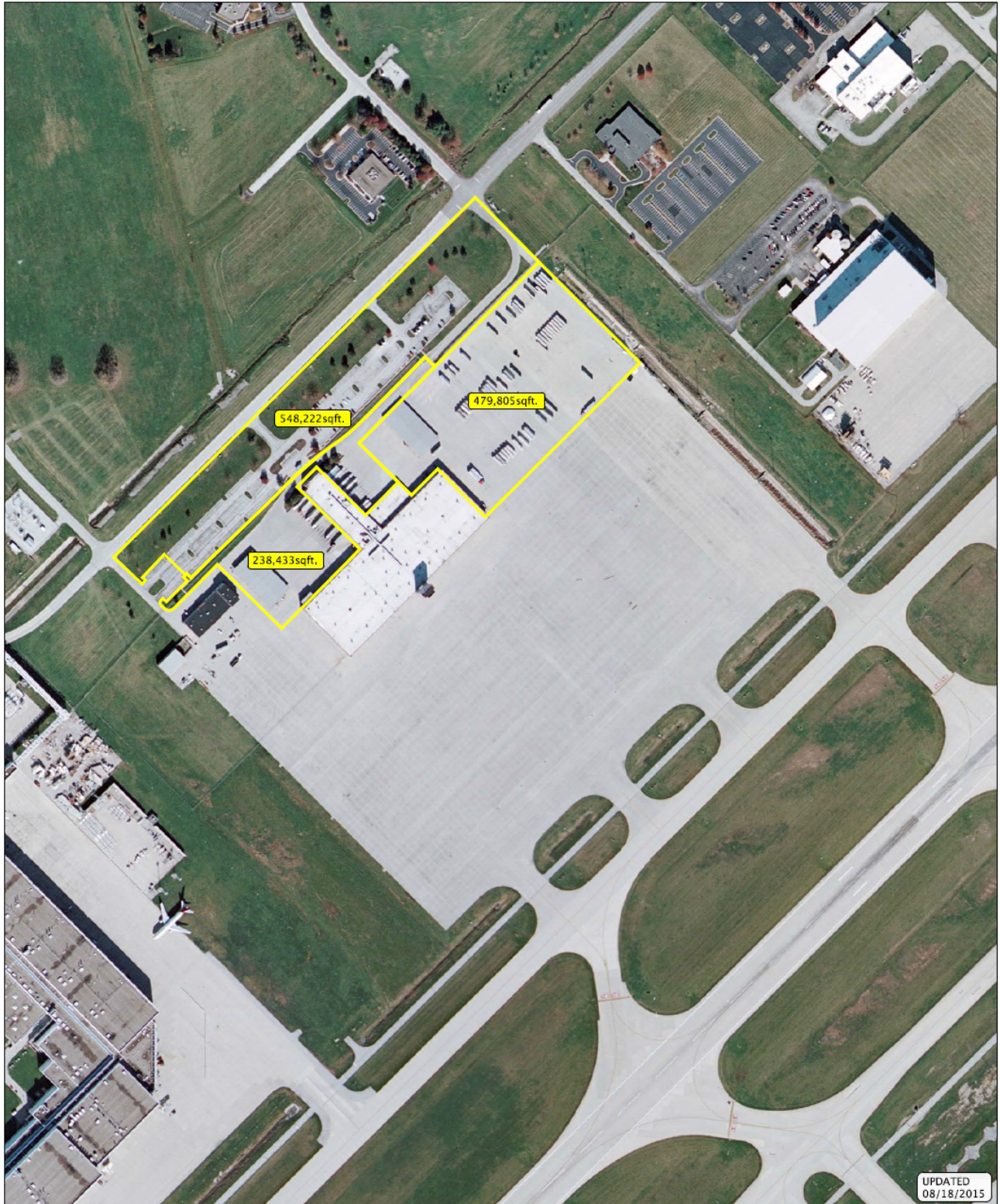
The Authority will offset this investment with a reduction in maintenance & utility costs associated with the land and building estimated annually at \$170K as LGSTX will now be leasing all of Building #53 and immediate surrounding area (as shown on the attached exhibit). The aircraft apron and Building #54 will remain under IAA control.

Supplier Diversity Participation

Regarding the Authority investment of \$100K, Staff will utilize company goals for XBE outreach to assure goals are met or exceeded.

Recommendation

The IAA staff recommends that the Board consider for approval Amendment #3 to Land & Building Lease Agreement with LGSTX Distribution Services, Inc. for a term of eighteen (18) months commencing November 1, 2015 through April 30, 2017.



UPDATED
08/18/2015

INDIANAPOLIS INTERNATIONAL AIRPORT

BUILDING #53
EXHIBIT C

 - LEASED AREA



NO SCALE





BOARD MEMO – CONTRACT AWARD AND PLANS & SPECS APPROVAL

To: IAA Board of Directors

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

Date: September 8, 2015

Board Date: September 18, 2015

Subject: Approval of 1) Construction Contract for Replace Aviation Fuel Farm Phase 1 AST Procurement at Downtown Indianapolis Heliport, Project No. H-15-049 to Tarbett Engineering and Construction Svs, LLC. and 2) Approval of Plans and Specifications for Replace Aviation Fuel Farm – Phase 2 Site Work & Underground Storage Tank (UST) Removal at the Downtown Indianapolis Heliport, Project No. H-15-049 and Authorize the Public Bidding Process

Background

The Downtown Indianapolis Heliport opened in 1969 as a private use heliport under the name Beeline Heliport and in December 1978 became a public use facility. In 1983 the Federal Aviation Administration (FAA) selected the heliport to be part of its National Prototype Demonstration Heliport Program, and as a result it received considerable funding for improvements and expansion.

The existing fuel farm was constructed in 1986 and reconstructed in 1993. The fuel facility is an underground system that has met its life expectancy. Replacement of the fueling system is prudent at this time to prevent future environmental impacts. The new fuel farm is anticipated to have a life expectancy of approximately 20 years with appropriate maintenance and meet all current regulations.

This project was designed to bid in two phases: Phase 1 – Above ground storage tank (AST) procurement, and Phase 2 – Removal of the existing underground fuel storage tank and all associated piping along with all site restoration and new infrastructure for the AST. The phased approach provided the maximum flexibility and saved time by allowing the manufacture of the tank to begin sooner.

NGC Corporation (NGC) was selected via a qualifications based request for proposals per Federal Aviation Administration (FAA) requirements for this project.

On April 1, 2015, the Executive Director approved a contract with NGC Corporation to design the project and prepare plans and specifications for bidding the work.

On July 17, 2015 Board approved plans and specifications for Replace Aviation Fuel Farm – Phase 1 AST Procurement at the Downtown Indianapolis Heliport, Project No. H-15-049, and authorized public bidding process.

On August 20, 2015, the IAA staff received one bid. The project contained a base bid only.

Tarbett Engineering and Construction Svs, LLC was the lowest responsive and responsible bidder in the amount of \$235,583.00 for the base bid.

In addition to the contract amount, IAA is requesting a construction reserve of 3% of the total contract amount for this project. A construction reserve of 3% has been previously approved by the Board on other projects and successfully implemented to ensure timely approval of minor changes necessary due to unforeseen conditions and circumstances. There are sufficient dollars within this project’s budget to accommodate the funding of the 3% contingency for construction reserve. Any change orders exceeding the contract and construction reserve will be submitted to the Board for approval. For the fuel tank procurement this contingency would cover potential costs for tank storage if site construction is unexpectedly delayed or unforeseen issues related to tank commission and leak testing.

Scope

The scope of work:

Phase 1- AST Procurement is to provide a 12,000 gal fuel tank to the Downtown Heliport and provide all necessary testing upon installation and commission.

Phase 2- Includes removal of the existing underground fuel storage tank and all associated piping along with all site restoration, piping hook up to the new above ground fuel tank and associated infrastructure.

Budget

Total anticipated project cost for Phase 1- Replace Aviation Fuel Farm:

<u>Replace Aviation Fuel Farm</u>	
Contract Amount (including 3% reserve)	\$242,650.50
Design (including survey and geotechnical)	84,639.50
Advertisements for Bid	1,500.00
Materials testing (estimated)	<u>\$ 5,820.00</u>
Anticipated Project Cost for Phase 1	\$334,610.00

Total construction package for Phase 2 Site Work & UST Removal is estimated between \$100,000 and \$250,000. The range is established per Federal Acquisition Regulation Subpart 36.2.

The funding for this project is expected to be 90% Federal Aviation Administration (FAA) grant funds and up to 10% Airport capital improvement funds. The IAA will also be applying for a state grant from Indiana Department of Transportation (INDOT). When there are sufficient monies in the state budget, INDOT provides a grant up to 5% of the funding potentially reducing the Airport capital funding to as little as 5% of the project.

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

Schedule

Advertisement of Opportunity to Bid: September 22, 2015 and September 29, 2015

Pre-Bid Meeting: October 6, 2015 - 2:30 pm Downtown Heliport, Conference Room 1
 Bid Opening: October 22, 2015 - 2:30 pm Main Terminal Board Room – Level 4

Contract award anticipated November 20, 2015 and the substantial completion date is expected to be February 2016.

Supplier Diversity Participation

With respect to the Phase 1 bid award, the Director of Supplier Diversity has approved the following:

Firm	Amount				%			
	DBE	MBE	WBE	VBE	DBE	MBE	WBE	VBE
TESCO, LLC	\$0.00	\$0.00	\$5,475.00	\$0.00	0.00%	0.00%	2.32%	0.00%
Totals	\$0.00	\$0.00	\$5,475.00	\$0.00	0.00%	0.00%	2.32%	0.00%

With respect to the Phase 2 tank installation and site work bid package, the Director of Supplier Diversity established the following participation goals: 15% cumulative participation comprised of DBE, MBE, WBE and VBE.

Recommendation

The IAA staff recommends that the Board consider for approval an award of contract for Replace Aviation Fuel Farm – Phase 1 AST Procurement at the Downtown Indianapolis Heliport, Project No. H-15-049, to Tarbett Engineering and Construction Svs, LLC. in an amount not-to-exceed \$235,583.00 plus a 3% construction reserve of \$7,067.50 for a total of \$242,650.50. Tarbett Engineering and Construction Svs, LLC was the lowest responsive and

responsible bidder. Supplier diversity participation on this contract is DBE 0.00%, MBE 0.00%, WBE 2.32% (TESCO, LLC), VBE 0.00%.

The IAA staff further recommends that the Board consider for approval Plans and Specifications for Replace Aviation Fuel Farm – Phase 2 Site Work & UST (Underground Storage Tank) Removal at the Downtown Indianapolis Heliport, Project No. H-15-049, as prepared by NGC Corporation, and authorize the public bidding process.



BOARD MEMO – CHANGE ORDER

To: IAA Board of Directors

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

Date: September 8, 2015

Board Date: September 18, 2015

Subject: Approval of Change Order No. 1 with Maddox Industrial Contractors for Terminal Building Water Softening System, Project No. I-13-030

Background

The Indianapolis International Airport main terminal facility is supplied with municipal water which is classified as hard water. The facility was not equipped with a water softening/conditioning system during its original construction. As a result, heavy liming of water fixtures and piping has resulted in increased maintenance costs due to frequent scale removal and premature equipment replacement. To address this issue, this project included the installation of a certified water softening system for the terminal facility.

On March 21, 2014, the Board approved plans and specifications for CIP/Project # I-13-030 – Terminal Water Softening System at Indianapolis International Airport and authorized the public bidding process.

On May 16, 2014, the Board awarded a construction contract to Maddox Industrial Contractors in an amount of \$589,600.00.

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 since this requires redo of work that has been completed. Omissions are items that are corrected before work is done on that item and the designers are typically charged up to 15% of the cost of that item since the item has to be negotiated with the contractor. Unforeseen circumstances are items that could not have been anticipated by the designer and are not charged against the designer.

This Change Order No. 1 addresses the following additional scope items created by the discovery of unforeseen conditions:

- Abandon 480v circuit and install 120v circuit

- Costs associated with cancellation of water shut-down
- Install 80 gallon poly tank for overflow
- Change location of brine tank feed line
- Piping changes necessary to prevent water hammer

Revised Construction Amount

Original Construction Contract Amount	\$	589,600.00
Change Order 1		<u>23,633.34</u>
New Construction Contract Total	\$	613,233.34

Total Project Costs

Design	\$	153,435.00
Advertisements for Bid		748.00
Change Order 1 (4.01% of contract)		23,633.34
Construction Contract Amount		<u>589,600.00</u>
Revised Total Anticipated Project Cost	\$	767,416.34

Schedule

The contract schedule will be affected by this change order an additional 45 days, the revised substantial completion date is January 1, 2015.

Supplier Diversity Participation

The Director of Supplier Diversity has approved the following as part of the initial Construction Contract, the change orders has affected the supplier diversity participation.

Supplier diversity participation following this Change Order:

FIRM	CLASSIFICATION	ORIGINAL AMOUNT	ORIGINAL %	AFTER CO AMOUNTS	AFTER FINAL CO %
MB Consulting		\$ 8,100.00	1.08%	\$ 8,100.00	1.06%
L'Acquis	MBE/WBE	34,130.00	4.59%	34,130.00	4.45%
L'Acquis Amd 1	MBE/WBE/VBE	111,205.00	14.95%	111,205.00	14.49%
Maddox Industrial	MBE/WBE/VBE	589,600.00	79.27%	613,233.34	79.91%
Totals	MBE	\$117,065.00	15.74%	117,065.00	15.25%
	WBE	\$106,172.00	14.27%	106,172.00	13.83%
	VBE	\$92,012.00	12.37%	\$ 97,701.00	12.73%

Original Total Contract	\$	743,783.00
Final Total	\$	767,417.00

Recommendation

The IAA staff recommends that the Board consider for approval Change Order No. 1 with Maddox Industrial Contractors for Terminal Building Water Softening System, Project No. I-13-030, in an amount not-to-exceed \$23,633.34. Supplier diversity participation on this Change Order No. 1 is MBE 0%, WBE 0%, and VBE 24.07%.



BOARD MEMO – AMENDMENT & CONTRACT AWARD

To: IAA Board of Directors

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

Date: September 8, 2015

Board Date: September 18, 2015

Subject: Approval of Amendment No. 1 to the on-call professional services contract with CHA Consulting, Inc. for Replace Ground Power Units & Lights at the Indianapolis International Airport, Project No. I-15-055

Background

IND will partner with the cargo operator FedEx to convert conventionally-fueled ground power units, air conditioning units, and light plants from diesel to electrical power which will result in reducing diesel emissions.

This project plans to voluntarily replace mobile ground power units and light plants with hard-wired, electrically powered equipment on the cargo apron. The comparable equipment at the terminal ramp is electric, not diesel. The diesel-powered GPUs will be replaced with fixed-wired electric GPUs stationed at the gates or portable electric GPUs attached to carts. Currently, twenty-two diesel-powered, cart-mounted, light plants are used on the cargo apron to help illuminate ramp operations for improved safety. The diesel-powered light plants would be replaced with electric stationary pole lighting. By replacing diesel-fueled engines with electricity, a cleaner fuel, the project is consistent with the objectives of the FAA Voluntary Airport Low Emissions (VALE) program.

VALE is a national program created by the United States Congress in 2004 to help commercial service airports reduce airport ground emissions, and meet future air quality obligations mandated by the Clean Air Act. VALE grants are issued to the airport sponsors by the FAA and are funded through either one of two airport assistance programs, the Airport Improvement Program (AIP) or the Passenger Facility Charges (PFC) program. For this project, the IAA is the sponsor. The VALE program promotes emission reductions from ground transportation sources and ground support equipment by providing sponsors with financial and regulatory incentives to invest in proven lower-emissions technology. Electric power equipment is the lowest emission technology.

On April 2, 2015, the Executive Director approved a contract with CHA for On-Call Services. On July 6, 2015 a task order was issued for design and to prepare plans and specifications for bidding the project.

On August 21, 2015, the Board approved Re-Authorize the Public Bidding Process, and Delegation of Authority for Replace Ground Power Units & Lights

Scope

The scope of work for this contract amendment with CHA consulting includes Construction Administration, Construction Inspection and project closeout services.

Budget

The CHA Consulting, Inc. Amendment No. 1 for on-call professional services is \$298,522.00, which is within the approved 2015 Capital Budget for Replace Ground Power Units & Lights.

The funding for this project is expected to be 75% Federal Aviation Administration (FAA) Voluntary Airport Low Emission (VALE) grant funds and 25% outside funds provided by Fed Ex.

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

Schedule

This amendment does not change the term of the contract. The on-call professional services contract with CHA Consulting, Inc. expires on February 28, 2017.

Supplier Diversity Participation

The Director of Supplier Diversity has approved the following:

Firm	Amount				%			
	DBE	MBE	WBE	VBE	DBE	MBE	WBE	VBE
PCS, Inc.	7,500.00	0.00	7,500.00	0.00	2.51%	0.00%	2.51%	0.00%
B&R Consulting, LLC	0.00	0.00	0.00	102,600.00	0.00%	0.00%	0.00%	34.37%
Repro Graphix, Inc.	0.00	0.00	1,010.00	0.00	0.00%	0.00%	0.34%	0.00%
Totals	\$7,500.00	\$0.00	\$8,510.00	\$102,600.00	2.51%	0.00%	2.85%	34.37%

Contract Summary to Date

Contract/Amendment & Execution Date	Service & Term	Amount	DBE	MBE	WBE	VBE
Original Contract	Professional Services Term: 4/2/15 - 2/28/2017	\$0.00	0.00%	0.00%	0.00%	0.00%
Task Order 001	Professional Services No Time Extension	\$91,230.00	0.00%	0.00%	0.00%	0.00%
Amendment #1 September 18, 2015	Professional Services No Time Extension	\$298,522.00	2.51%	0.00%	2.85%	34.37%
Revised Contract NTE		\$389,752.00	1.92%	0.00%	2.18%	26.32%

0

Recommendation

The IAA staff recommends that the Board consider for approval Contract Amendment No. 1 to the on-call professional services contract with CHA Consulting, Inc. for Replace Ground Power Units & Lights at the Indianapolis International Airport, Project No. I-15-055, in an amount not-to-exceed \$298,522.00 (fees). Supplier diversity participation on this amendment is DBE 2.51% (PCS, Inc.), MBE 0.00%, WBE 2.85% (PCS, Inc.; Reprographix Inc.), and VBE 34.37% (B&R, LLC).



BOARD MEMO – AMENDMENT

To: IAA Board of Directors

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

Date: September 8, 2015

Board Date: September 18, 2015

Subject: Approval of Amendment No. 3 with CHA Consulting, Inc. for Rehabilitate Runway 5L-23R and Taxiway A and Rehabilitation of Taxiway B at Indianapolis International Airport, Project No. I-14-003.

Background

Runway 5L-23R at Indianapolis International Airport (IND) was constructed in 1996 and localized rehabilitation was completed in 2002 and 2008. Taxiway A was constructed in phases between 1985 and 1996. Localized rehabilitation was completed in 2003 and 2007. The results of a 2012 IND Airfield Pavement Evaluation and Management Plan indicated rehabilitation is needed in localized areas on Runway 5L-23R and Taxiway A.

Rehabilitating Runway 5L-23R and Taxiway A is consistent with the strategic plan to maintain Indianapolis Airport Authority (IAA) properties at a serviceable level, and it is consistent with Title 14 Code of Federal Regulations (CFR) Part 139 requirements to maintain pavement available to air carriers.

Rehabilitate Runway 5L-23R and Taxiway A was originally programmed for construction in 2014. Due to an unfavorable single bid, rejected by the Board on August 15, 2014, the project was re-phased and rebid in 2015.

Rehabilitate Runway 5L-23R and Taxiway A were included as separate projects in the approved 2015 Capital Budget for Federal Aviation Administration (FAA) grant funding purposes and the quantities for each were to be tracked separately however; the projects were executed as a single project.

Taxiway B is the south parallel taxiway to Runway 5L-23R at Indianapolis International Airport and serves the north side of the terminal ramp. Taxiway B was constructed in phases between 1996 and 2005.

Taxiway B pavements are exhibiting premature failures in certain longitudinal joints. In February 2012, the Board approved a design contract with Hanson Professional Services, Inc. (Hanson) to investigate the pavement failures and design an appropriate rehabilitation

strategy. Preliminary investigation was inconclusive, and a temporary patching project was implemented while the FAA reviewed the investigation data. The FAA requested further investigation be conducted before a determination on funding would be made.

In August 2013, the Executive Director approved a professional services contract with Hanson to further investigate the failures employing additional pavement core sampling and petrographic analysis of the Portland Cement Concrete Pavement (PCCP). Results of this additional investigation identified a material flaw in the dowel bar epoxy. This was confirmed during the second round of temporary patching efforts along Taxiway B. During demolition, samples of the dowel bar epoxy were obtained. These samples were still in the plastic (pliable) state when removed and return to the plastic state whenever wet.

With the cause of the distress in Taxiway B identified and the taxiway having reached half of its design life, IAA staff has coordinated with the FAA Airports District Office (ADO) on the design of rehabilitation for Taxiway B. The ADO recommended including Taxiway B with the Runway 5L-23R and Taxiway A project as two bid alternates. The first bid alternate was the first phase of Taxiway B rehabilitation. The second bid alternate covered the balance of the Taxiway B rehabilitation, currently programmed for 2016 and 2017 construction. The purpose of the second bid alternate was to identify the potential savings due to economy of scale that allowed the entire project to be completed in one year (2015).

Scope

This contract Amendment No. 3 will modify the construction phase services outlined under Amendment No. 1 to correspond to the project construction sequencing and schedule for the revised scope of work. Originally, when Amendment No. 1 was executed, the project was planned to be constructed over two phases in 2014 and 2015. The project schedule currently is to be conducted between July 2015 and November 2015.

CHA will provide construction phase services as outlined in *Article 3 Basic Services, Section 3.4 Construction Administration, Subsection 3.4.2 construction Phase* of the Contract Documents. Included with this task is continual coordination and updates to the construction safety and phasing plan and schedule to maintain up-to-date information as it relates to tenant operations, airfield pavement closures, ATCT notifications, and NOTAMs. Additionally, CHA will provide an RPR during construction as outlined in Article 4 Additional Services, Section 4.1 Additional Services Requiring Owner's Authorization in Advance of the Contract Documents.

Budget

The CHA Consulting, Inc. contract Amendment No. 3 is \$71,010.00 which is within the approved 2015 Capital Budget for Rehabilitate Runway 5L-23R and Taxiway A. The funding for this project is expected to be 75% FAA grant funds and 25% Airport cash funded. Rehabilitate Runway 5L-23R and Taxiway A are anticipated to be funded with 2015 IND entitlement funds. Rehabilitate Taxiway B is anticipated to compete for discretionary grant funds, thus its inclusion as alternates.

The project is being undertaken to rehabilitate existing infrastructure that is integral to the continued safe operations of the airport and is anticipated to be grant funded. As a result of the critical nature of the repairs and the anticipated grant funding, this project is exempt under the Authority's hurdle rate policy and has not been subjected to an internal rate of return calculation.

Schedule

The CHA contract term will remain December 31, 2016 to accommodate construction, warranty period and project closeout.

Supplier Diversity Participation

The Director of Supplier Diversity has approved the following:

CHA Amendment No. 3:

Firm	Amount				%			
	DBE	MBE	WBE	VBE	DBE	MBE	WBE	VBE
B & R Consulting LLC	\$ -	\$ -	\$ -	\$ 28,310.00	0.00%	0.00%	0.00%	40.55%
Dan Johnston Consulting, LLC	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%	0.00%	0.00%
Totals	\$ -	\$ -	\$ -	\$ 28,310.00	0.00%	0.00%	0.00%	40.55%

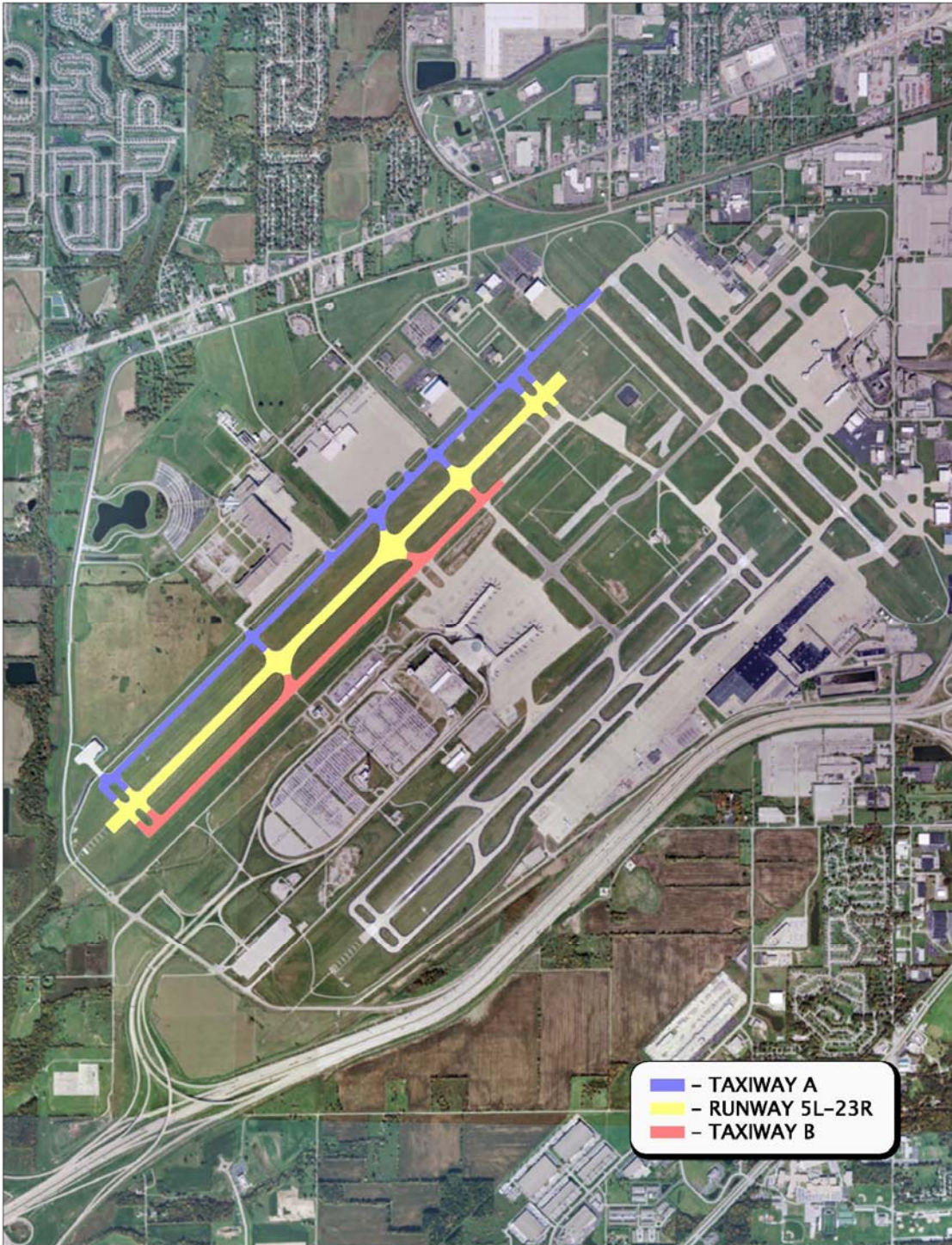
Contract Summary to Date

VENDOR	CONTRACT/ AMENDMENT	ACTION DATE	APPROVED BY	SELECTION	VALUE
N/A	Initiation of Project	August 26, 2013	Senior Management Team as budgeted		\$10,852,528
CHA Consulting	Contract	25-Nov-13	Executive Director		\$148,950.00
CHA Consulting	Amendment 1	20-Dec-13	Board		\$412,440.51
CHA Consulting	Amendment 2	19-Dec-14	Board		\$90,510.00
CHA Consulting	Amendment 3	18-Sep-15	Board		71,010.00

Recommendations

The IAA staff recommends that the Board consider for approval Amendment No. 3 to the contract with CHA Consulting, Inc. for Rehabilitate Runway 5L-23R and Taxiway A at Indianapolis International Airport, Project No. I-14-003, in an amount not-to-exceed \$71,010.00. Supplier diversity participation on this amendment is: DBE 0.00%, MBE 0.00%, WBE 0.00%, VBE 40.55% (B & R Consulting, LLC.).

Runway 5L-23R and Taxiway A
Location Exhibit





BOARD MEMO – CHANGE ORDER

To: IAA Board of Directors

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

Date: September 8, 2015

Board Date: September 18, 2015

Subject: Approval of Change Order No. 1 with Hinshaw Roofing and Sheet Metal Co., Inc. for Rehabilitate International Arrivals Building Roof at Indianapolis International Airport, Project #I-15-039

Background

The roof of the International Arrivals Building (IAB) had reached the end of its useful life and needed to be rehabilitated. The IAB was originally constructed in 1975. The building is located at 7001 Pierson Drive on the north end of the Airport at Banner Avenue. It is commonly known as Building 3 to Airport personnel.

The south end of the building was recently renovated to accommodate U.S. Department of Homeland Security's processing of international general aviation arrivals. Rehabilitating the roof to prevent water infiltration should protect the renovation investment for another forty years or more.

On August 22, 2014, the Indianapolis Airport Authority (IAA) issued a qualifications based Request for Proposals (RFP) to select a designer for this project, with responses due on September 18, 2014. Four proposals were received. A review committee made up of three IAA representatives reviewed and ranked the proposals. The etica group, inc. was ranked highest by the committee to meet this project's professional service needs.

On December 30, 2014, the Executive Director approved a contract with the etica group, inc. to design the project and prepare plans and specifications for bidding the work.

On March 20, 2015, the Board approved plans and specifications for Rehabilitate International Arrivals Building Roof at Indianapolis International Airport, Project No. I-15-039, and authorized the public bidding process.

On April 21, 2015, the IAA staff received six bids. The project contained a Base Bid only. The bids ranged from \$299,785.00 to \$507,677.00.

On May 15, 2015, the Board approved a contract with Hinshaw Roofing & Sheet Metal Co., Inc., the lowest responsible and responsive bidder, in the amount of \$299,785.00 for the Base Bid.

In addition to the contract amount, a construction reserve of 3% was approved by the Board to ensure timely approval of minor changes necessary due to unforeseen conditions and circumstances. There are sufficient dollars within this project’s budget to accommodate the funding of the 3% contingency for construction reserve. Any change orders exceeding the construction reserve will be submitted to the Board for approval.

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 since this requires redo of work that has been completed. Omissions are items that are corrected before work is done on that item and the designers are typically charged up to 15% of the cost of that item since the item has to be negotiated with the contractor. Unforeseen circumstances are items that could not have been anticipated by the designer and are not charged against the designer. This change order addresses one (1) item for an unforeseen circumstance:

Unforeseen Circumstance

Revise tapered insulation from 1/4" to 1/2"	\$9,985.00
Total:	\$9,985.00

The existing structure of the roof has an unexpected side slope. The tapered insulation at the odd section of the roof needs an increase in thickness to counteract the slope of the structure and promote positive drainage. The increase in cost is for the difference between the cost of shallower 1/4" insulation and steeper 1/2" insulation over approximately 1225 square feet, an increase in the height of wood blocking 7" by 120' long, an increase in metal flashing height 7" by 120' long, and labor to install the extra materials.

Budget

Revised Construction Amount

Original Construction Contract	\$299,785.00
Previous Change Orders	0.00
Current Change Order No. 1 (3.33% of contract)	<u>\$9,985.00</u>
New Construction Contract Total	\$309,770.00

Total Project Costs

Design & Soft Costs	\$ 41,081.00
Construction Contract Amount	\$299,785.00
Previous Change Orders	0.00
<u>Current Change Order No. 1 (3.33% of contract)</u>	<u>\$9,985.00</u>
Revised Total Anticipated Project Cost	\$350,851.00

The revised contract with the Change Order included is within the approved 2015 Capital Budget.

Schedule

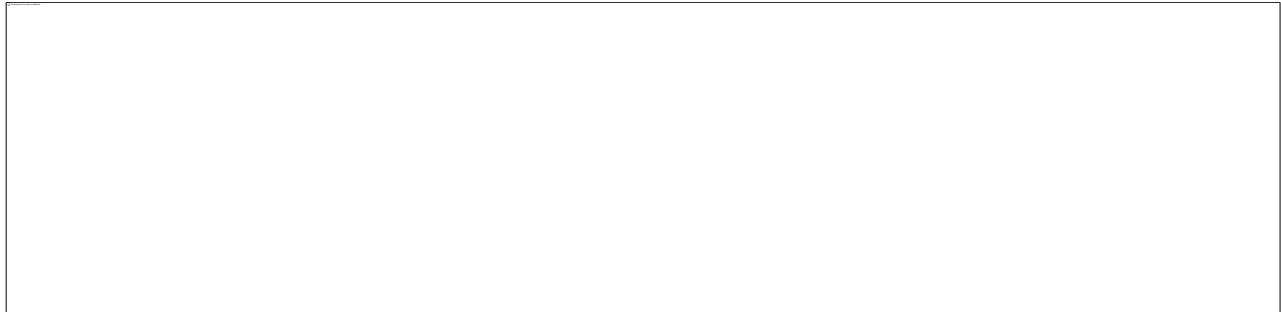
This change order does not change the term of the contract. The contract completion date with Hinshaw Roofing & Sheet Metal Co., Inc. remains as October 3, 2015.

Supplier Diversity Participation

If the change order is approved by the Board, the supplier diversity participation on this project will change as follows:

Recommendation

The IAA staff recommends that the Board consider for approval Change Order No. 1 with Hinshaw Roofing & Sheet Metal Co., Inc. for Rehabilitation of International Arrivals Building Roof at Indianapolis International Airport, Project No. I-15-039, in an amount not-to-exceed \$9,985.00. Supplier diversity participation on this Change Order No. 1 is MBE 0%, WBE 0%, and VBE 0%.



Original Total Contract	\$340,866.00
Final Total	\$350,851.00



BOARD MEMO – AMENDMENT & CONTRACT AWARD

To: IAA Board of Directors

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

Date: September 2, 2015

Board Date: September 18, 2015

Subject: Approval of Amendment No. 1 to the On-Call Professional Services Contract with HNTB Corporation and Award of Contract for CEP – Boiler No. 2 Replacement, Indianapolis International Airport, Project No. I-15-053 to MG Sales, Inc.

Background

The Indianapolis Maintenance Center (IMC) was built in 1994. The Central Energy Plant (CEP) located there provides steam heat for the IMC and the Indianapolis Airport Terminal building.

In January, 2014 a project was undertaken to replace the combustion controls on four boilers, install mechanical upgrades, and install two feed-water control valves. During the course of the work, the sub-contractor failed to open the feed water supply during boiler start-up; damaging the boiler. The boiler involved is a 600 horsepower fire-tube boiler that was being used in rotation with three other boilers to supply steam heat to the IMC and to the Terminal Building.

Subsequent investigation by the contractor's insurance company and review by the IAA's insurance company revealed that the boiler was badly damaged and requires replacement. IAA staff are currently working with the contractor's insurance company to obtain reimbursement for the boiler. Concurrently, due to the operational desire to maintain back-up capabilities, staff is moving forward with the boiler replacement. Due to the long lead time necessary to manufacture the boiler, this project is being bid in two phases. Phase 1 is the procurement of the boiler and Phase 2 will be the site work and boiler installation package.

HNTB was selected for an on-call contract, executed on April 1, 2015, via a qualifications based Request for Proposals. Additionally, HNTB Corporation was selected for this project based on its experience with boiler manufacturing and boiler installation.

HNTB has prepared the bid package for the Phase 1 boiler procurement. The scope defined below is for completion of the Phase 2 bid package, construction administration, and project close-out assistance.

On August 25, 2015, the IAA staff received 2 bids. The project contained a base bid only. The bids received ranged from \$270,117.00 to \$305,000.00. The low bid was deemed non-responsive for failure to meet all of the technical criteria required.

MG Sales, Inc. was the lowest responsive and responsible bidder in the amount of \$305,000.00 for the base bid. The Engineer of Record, HNTB Corporation, recommended an award of contract to MG Sales, Inc. In addition to the contract amount, IAA is requesting a reserve of 3% of the total contract amount for this project. A reserve of 3% has been previously approved by the Board on other projects and successfully implemented to ensure timely approval of minor changes necessary due to unforeseen conditions and circumstances. There are sufficient dollars within this project's budget to accommodate the funding of the 3% contingency for a reserve. Any change orders exceeding the contract and construction reserve will be submitted to the Board for approval.

Scope

HNTB Professional Services Amendment 1. The scope of work is to prepare plans and specifications for the Phase 2 site work and boiler installation package, assist with the public bidding process, provide construction administration and project close-out services.

Contract Award

Award a contract to manufacture a new 600 horsepower fire-tube boiler and deliver it to the CEP. The boiler will be unloaded and installed by a separate contract scheduled to be ready for Board approval on December 18, 2015.

Budget

The Amendment No. 1 for HNTB Corporation is \$95,253.00 and the MG Sales, Inc. contract is 305,000.00, which is within the approved 2015 Capital Budget for CEP – Boiler No. 2 Replacement

CEP - Boiler No. 2 Replacement

Contract Amount (including 3% reserve)	\$	314,150.00
Design - Phase 1		47,106.00
HNTB Amendment 1 - Phase 2		95,253.00
Advertisements for Bid		250.00
Anticipated Project Cost for Boiler Procurement and Phase 1 & 2 Professional Services	\$	456,759.00

This project will be 100% Airport cash funded.

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

Schedule

Contract award to manufacture the new boiler anticipated September 18, 2015 with anticipated substantial completion date of December 30, 2015.

The Phase 2 site work and boiler installation package is anticipated to be awarded in December 2015. We anticipate installation to be substantially complete in April 2016.

Supplier Diversity Participation

The Director of Supplier Diversity has approved the following:

Amendment #1

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Journey Engineering	\$0.00	\$6,000.00	\$0.00	0.00%	6.30%	0.00%
Repro Graphix	0.00	\$600.00	0.00	0.00%	0.63%	0.00%
Totals	\$0.00	\$6,600.00	\$0.00	0.00%	6.93%	0.00%

Contract Award

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Boilermasters	0.00	0.00	19,800	0.00%	0.00%	6.49%
Totals	\$0.00	\$0.00	\$0.00	0.00%	0.00%	6.49%

Recommendation

The IAA staff recommends that the Board consider for approval Amendment No. 1 to the On-Call contract with HNTB Corporation for CEP - Boiler No. 2 Replacement at Indianapolis International Airport, Project No. I-16-040A in the amount of \$95,253.00 (fees). Supplier diversity participation on Amendment No. 1 is MBE 0.00%, WBE 6.93% (Journey and Repro Graphix) and VBE 0.00%.

The IAA staff further recommends that the Board consider for approval an award of contract for CEP - Boiler No. 2 Replacement at Indianapolis International Airport, Project I-16-040A, to MG Sales, Inc. in an amount not-to-exceed \$305,000.00 plus a 3% reserve of \$9,150.00 for a total of \$314,150.00. MG Sales, Inc. was the lowest responsive and responsible bidder. Supplier diversity participation on this contract is MBE 0.00%, WBE 0.00%, and VBE 6.49% (Boilermasters).



BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: September 9, 2015

Board Date: September 18, 2015

Subject: Approval of Professional Services Contract with Hunt Construction Group for Garage Atrium Canopy Replacement & Addition of a Glass Enclosure Wall at Indianapolis International Airport, Project # I-15-010

Background

The fabric canopy that presently exists over the Atrium area of the Airport Parking Garage has been subjected to significant weather conditions since the installation in 2008. In order to be proactive in ensuring a safe passage for the public and the Airport employees, the Airport has decided to perform a re-examination of the original canopy design to better withstand harsh weather forces.

On September 15, 2014, the executive Director signed a contract with Walker Parking to perform feasibility studies on possible remediation actions, including a complete redesign of the canopy system to address the observed problems. These studies looked at a number of options based upon either a complete demolition of the existing system and construction of a new canopy and structure or re-using the existing canopy structure with additional framing and stiffening members added with differing canopy materials. The various options were compared based on replacement costs, maintenance requirements of each new canopy system, functionality of each new system and appearance to the public. After completing the study, the Airport determined the best approach when taking into account the various criteria, was to replace the existing system with new tensioned Teflon fabric and added supplemental structural steel members to increase support within the canopy framing. That contract has been closed out.

To ensure the installation work for the new canopy can be accomplished before winter of 2016, a new contract signed by the Executive Director to perform preliminary design services for the selected system to confirm the viability of this design and allow sufficient time to bid for construction services in 2015 was awarded to Walker Parking Consultants, Inc. on July 25, 2015. Due to the obvious advantages to the operation of the Parking Garage to concurrently construct the glass enclosure wall at the fifth level of the garage around the garage atrium

that was previously included within an earlier CIP Project, it was decided to merge the canopy replacement work and the addition of the glass enclosure wall into a single Capital Project.

An Amendment No. 1 to Walker Parking's preliminary design contract covering the completion of the design documents, bidding support, and construction phase services was approved at the August 21, 2015 Board Meeting.

Due to the complexity and potential impact to the Garage Facilities, Traveling Public, and Rental Car Companies, it was determined that the Airport Authority would procure the Professional Services of a Construction Management Organization. The CM would be tasked to assist the Airport in managing the on-site construction process to provide expertise in estimating costs during pre-construction and provide input during design and construction regarding potential site craning issues, as well as, logistical constraints, operational impacts, and coordinating construction activities during the daily operation of the Parking Garage.

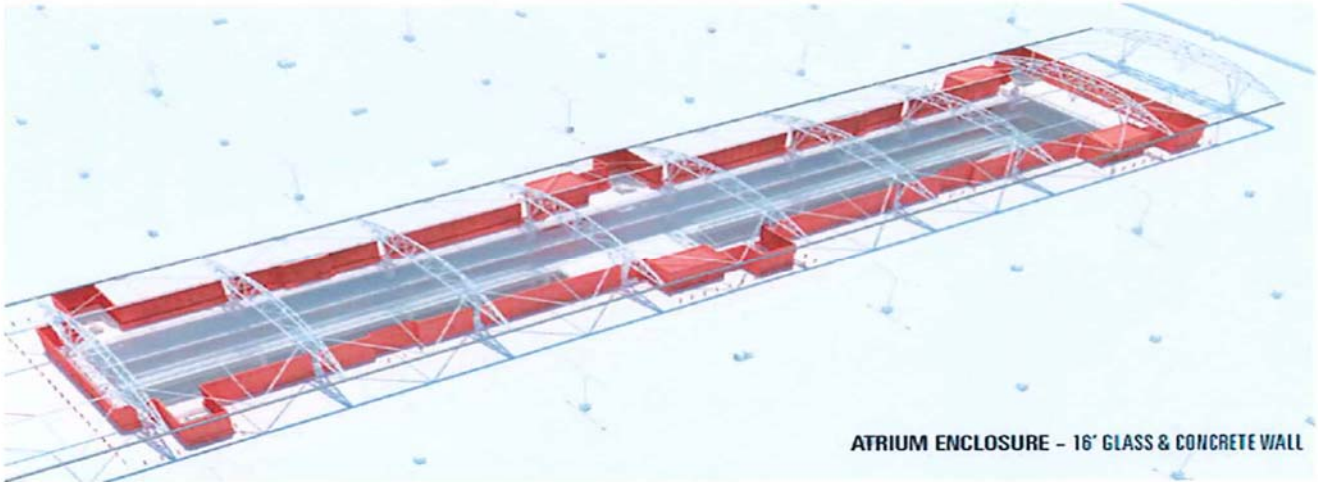
On July 9, 2015, the IAA issued a qualifications based Request for Proposals (RFP) to select a construction manager for this project, with responses due on July 30, 2015. Seven proposals were received. A review committee made up of six IAA representatives reviewed and ranked the proposals. Hunt Construction Group was ranked highest by the committee to meet this project's construction management requirements.

Scope

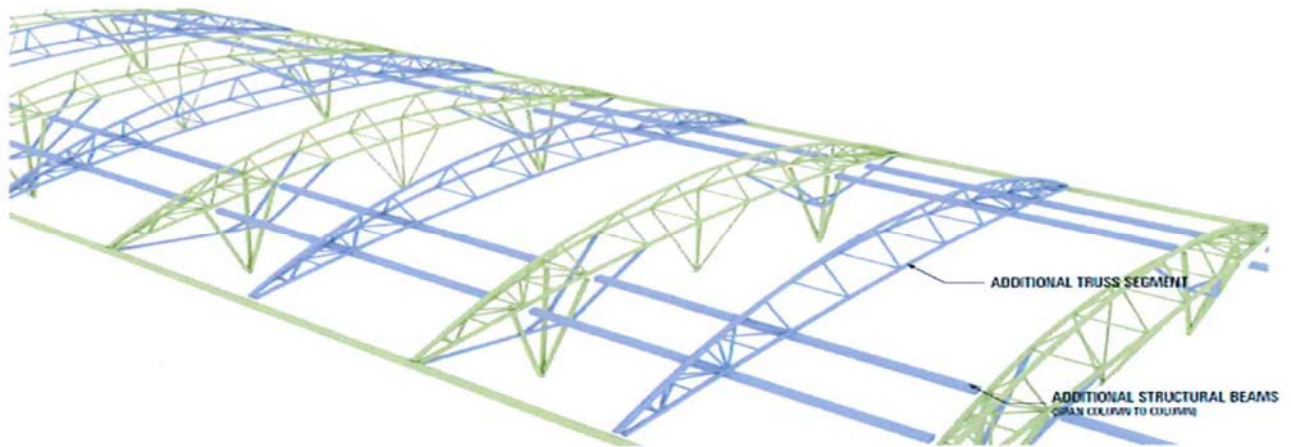
The Professional Services to be performed by the Construction Manager will include the following:

1. Work with the design team during design development to identify potential craning approaches, material staging locations, acceptable phasing of work activities, safety requirements and other instructions to be included in the bidding documents to protect the interest of the Airport during execution of the Work.
2. Provide estimates during the design phase to ensure the design is aligned with the project budgets.
3. Provide project oversight during construction to ensure the contractor(s) perform the work in accordance with the contract documents.
4. Provide document administrative services to ensure proper documenting of job activities, functions, minutes, changes, etc. and input into the encompass document management system.
5. Provide schedule oversight to identify schedule compliance issues and follow-up for appropriate actions with contractors to meet project schedule constraints.
6. Provide safety observations and identify safety concerns that may exist and follow-up for appropriate corrective actions from the contractors.
7. Assist the Airport's Project Manager in identifying, negotiating required change orders and bring to proper resolution any issues or claims that arise during construction.

EXHIBIT A



Proposed Conceptual Glass Enclosure Wall System



Proposed Conceptual Canopy Framing Additions