



# A DECADE+ OF EXCELLENCE

INDIANAPOLIS INTERNATIONAL AIRPORT

## IAA Board of Directors Meeting Agenda

September 19, 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 August 15, 2025.**
- III. **Ordinances, Resolutions, and Public Hearings**
  - a) **Consider for Approval and Adoption of Resolution No. 07-2025 authorizing the sale of IAA and IMC assets via public auction as described in Board Memo BP2025-09-01.**
- IV. **Board Reports**

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

Consider for approval, the individual items on IAA General Agenda dated September 19, 2025.
- VI. **Staff Reports**
  - a) Executive Director’s Report (Submitted in writing)
    - i. Financial Stability Update
    - ii. Devour Indy Partnership/HC Tavern + 1933 Lounge by St. Elmo Activation
    - iii. IND Cardiac Emergency Response Plan
    - iv. New Temporary Public Art/KIND Gallery Show
    - v. July 2025 – IND's Busiest Month Ever!
    - vi. New Student Learners – Peterson Fellow, Orr Fellow, and MAP Students
    - vii. USA Today Reader’s Choice Awards – Best Airport for Art Voting
- VII. **Other Reports and Updates**
  - a) **Board Communications: *Next Meeting: Friday, October 17, 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 August 15, 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 in person:

**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  
W. Tobin McClamroch, Member  
Eric Dozier, Member  
Ryan Goodwin, Member  
Brett Voorhies, Member  
Tamika Catchings, Member – attending remotely  
Brian Tuohy, I.A.A. Board Counsel

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

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

**APPROVAL OF MINUTES**

President Glass asked for a motion for approval, . A motion for approval was made by Mr. McClamroch and seconded by Mr. Powers. 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 July 18, 2025, were approved.

**ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS**

President Glass called upon Robert Thomson, Sr. Director of Finance, to present for approval and adoption, the 2026 Budget Ordinance, [General Ordinance No. 02-2025](#), concerning both the Indianapolis Airport Authority's budget and appropriation amounts, as more particularly described in [Board Memo BP2025-08-01](#). President Glass asked for a motion for approval, . A motion for approval was made by Mr. McClamroch and seconded by Mr. Gaither. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," General Ordinance No. 02-2025 was approved and adopted.

## **BOARD REPORTS**

Board President's Report - None

## **OFFICIAL ACTIONS**

### **INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED August 15, 2025:**

President Glass called upon Marsha Wurster, Sr. Dir. of Commercial Enterprise to present for consideration and approval, [BP2025-08-02](#), a Real Estate Sale Agreement with Jacob and Jody Bernath, for the IAA purchase of approximately 18.0 acres of land located at 4712 W. 300 North in Hancock County for a total sale amount of \$762,500.00 or \$42,361.11 per acre. President Glass asked for a motion for approval of [BP2025-08-02](#). A motion for approval was made by Mr. Schlater and seconded by Mr. Goodwin. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2025-08-02](#).

President Glass then called upon Ms. Wurster to present for consideration and approval, [BP2025-08-03](#), the First Amendment to Land and Building Lease Agreement with Bindley Capital Partners, LLC. for modifications to the rental obligations and extension of Term for a period of five (5) years expiring on August 31, 2030, with two 5-year renewal terms. President Glass asked for a motion for approval of [BP2025-08-03](#). 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 all members stating, "Aye," unanimous approval was given to [BP2025-08-03](#).

President Glass then called upon Keith Berlen, Sr. Dir. of Operations, Maintenance & Public Safety, to present for consideration and approval, [BP2025-08-04](#), Amendment and Renewal #2 to the original Agreement with Siemens Logistics LLC for operations & maintenance of the baggage handling system dated September 17, 2021, for \$2,049,309.00. President Glass asked for a motion for approval of [BP2025-08-04](#). A motion for approval was made by Mr. Gibbs and seconded by Mr. Goodwin. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2025-08-04](#).

President Glass then called upon Mr. Berlen to present for consideration and approval, [BP2025-08-05](#), the purchase of an Agricultural Tractor with an airfield attachment from Bane-Welker Equipment, LLC, listed as Project I-26-082, Vegetation Control Equipment Program, in an amount not to exceed \$343,560.78 using cooperative purchasing procedures through Sourcewell. President Glass

asked for a motion for approval of [BP2025-08-05](#). A motion for approval was made by Mr. Voorhies and seconded by Mr. Powers. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2025-08-05](#).

President Glass then called upon Jarod Klaas, Sr. Director of Planning & Development, to present for consideration and approval, [BP2025-08-06](#), an award of contract for Taxiway P Reconstruction at Indianapolis International Airport to Milestone Contractors, L.P. in an amount not-to-exceed \$12,678,000.00 plus an 8% construction reserve of \$1,014,240.00 for a total of \$13,692,240.00. Milestone Contractors, L.P., was the lowest responsive and responsible bidder. President Glass asked for a motion for approval for [BP2025-08-06](#). A motion for approval was made by Mr. McClamroch and seconded by Mr. Voorhies. After brief discussion, President Glass asked for a roll call vote, and with one abstention by Mr. Gibbs, and all other members stating, "Aye," approval was given to [BP2025-08-06](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, [BP2025-08-07](#), Change Order No. 1 with Crider & Crider, Inc. for Airport Stormwater Management Facilities at Indy Regional (MQJ) in an amount not to exceed \$705,480.00. President Glass asked for a motion for approval for [BP2025-08-07](#). A motion for approval was made by Mr. Gaither and seconded by Mr. Goodwin. There being no discussion, President Glass asked for a roll call vote, and with all other members stating, "Aye," unanimous approval was given to [BP2025-08-07](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, [BP2025-08-08](#), Change Order No. 4 with Rieth-Riley Construction Co. for Rehabilitation of Economy Parking Lot Pavement (Package No. 2) at Indianapolis International Airport in an amount not to exceed \$210,469.19. President Glass asked for a motion for approval for [BP2025-08-08](#). A motion for approval was made by Mr. Goodwin and seconded by Mr. McClamroch. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2025-08-08](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, [BP2025-08-09](#), a professional services contract with Butler, Fairman & Seufert, Inc. for Taxiway R Realignment at Indianapolis International Airport in an amount not-to-exceed \$4,260,376.33 (fees and expenses). President Glass asked for a motion for approval for [BP2025-08-09](#). A motion for approval was made by Mr. Goodwin and seconded by Mr. Schleter. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2025-08-09](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, [BP2025-08-10](#), a Delegation of Authority to the IAA Executive Director to approve a Construction Contract for Rehabilitate Airport Roads & Lots – 2025 at Indianapolis International Airport. President Glass asked for a motion for approval for [BP2025-08-10](#). A motion for approval was made by Mr. Goodwin and seconded by Mr. Dillinger. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2025-08-10](#).

President Glass then called upon Jonathan Weinzapfel, General Counsel to present for consideration and approval, [BP2025-08-11](#), Amendment No. 6 to the Professional Services Contract with CSO, Inc. to provide continued architectural and design services and construction inspection services for the Westin Indianapolis Airport Hotel project at the Indianapolis International Airport in an amount not-to-exceed \$1,990,000.00 (fees and expenses). President Glass asked for a motion for approval for [BP2025-08-11](#). A motion for approval was made by Mr. Voorhies and seconded by Mr. McClamroch. After a presentation by Russell Louderback and brief discussion by the Board, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2025-08-11](#).

President Glass then called upon Mr. Weinzapfel to present for consideration and approval, [BP2025-08-12](#), a professional services contract with Reliance Engineering, LLC to provide commissioning agent services for the Westin Indianapolis Airport Hotel project at the Indianapolis International Airport in an amount not-to-exceed \$180,160.00 (fees and expenses). President Glass asked for a motion for approval for [BP2025-08-12](#). A motion for approval was made by Mr. Gaither and seconded by Mr. Goodwin. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2025-08-12](#).

## **STAFF REPORTS**

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

Executive Director Rodriguez recognized the IAA employees and Board members below for their accomplishments.

- i. Indiana 250 – Mamon Powers, Tamika Catchings, and Maria Wiley
- ii. IBJ 20 in their Twenties - Bianca Salas
- iii. Public Safety Community Day
- iv. WNBA All-Star

## **Other Reports/Updates**

- a) Board Communications: Next Meeting: Friday, September 19, 2025, at 8:00am.

## **ADJOURNMENT**

**Meeting adjourned at 8:40am.**

Meeting Recording:

The August 15, 2025, Indianapolis Airport Board of Directors meeting is available to stream via the link:

[https://us02web.zoom.us/rec/share/tw9s4-m9zdKVGW\\_6bhspkdAF0QNmotKFWCscZJhY-QwhShiLIER4HdN4h9KaodRV.yZ1w8IE6lltJpc-2?startTime=1755259207000](https://us02web.zoom.us/rec/share/tw9s4-m9zdKVGW_6bhspkdAF0QNmotKFWCscZJhY-QwhShiLIER4HdN4h9KaodRV.yZ1w8IE6lltJpc-2?startTime=1755259207000)

Passcode: 7%d8VPOF

**INDIANAPOLIS AIRPORT AUTHORITY \***

By: \_\_\_\_\_  
Barbara Glass, President

DATED: September 19, 2025

By: \_\_\_\_\_  
Mamon Powers III, Secretary

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



## Indianapolis Airport Authority

### BOARD MEMO – PUBLIC AUCTION

To: IAA Board of Directors

From: Keith Berlen, Senior Director of Operations & Public Safety

Date: September 4, 2025

Board Date: September 19, 2025

Subject: Public Auction of Indianapolis Maintenance Center ("IMC") & Indianapolis Airport Authority Assets – Resolution No. 07-2025.

#### Background

Staff have previously held numerous public auctions and tend to hold an auction every few years. Items from past auctions included airfield/building maintenance equipment, vehicles, and aviation maintenance equipment from the IMC. All items have exceeded their useful life and are in need of disposal. State law is specific on the disposal of IAA assets; therefore, the most effective way to dispose of these assets is by holding an auction.

In addition to State law, IMC items are accounted for and sold separately from all other IAA auction items due to the terms of the IMC Bondholder Settlement Agreement (the "Agreement"); wherein, IAA has the right to determine the disposition of certain assets; which is in the long-term interest of marketing / managing the IMC facility so long as the disposition is done in accordance with the Agreement. The Agreement requires providing written notice to the Bondholder Trustee and Escrow Trustee. This notification will be sent to the specific parties upon the Authority Board's approval of Resolution No. 07-2025.

This year's auctioneer will be Krueckeberg Auction & Realty, LLC, dba Key Auctioneers. Krueckeberg Auction was selected from among respondents to an RFP solicitation. The contract for services with Krueckeberg Auction was for a one-year term and included a renewal option for one additional one-year period. The current contract option ends on August 1, 2026.

Consistent with Resolution 11-2021, the auction services contract amendment was executed by the Executive Director or his designee, as the revenue from the auction is not expected to exceed \$250,000.

#### Scope

IAA Staff will take all necessary actions to dispose of the assets listed on "**Exhibit A**" of Resolution No. 07-2025. These assets are in excess and/or obsolete at the IMC and other Authority facilities.

The assets will be disposed of during an on-site public auction on October 28, 2025. The auction will be held on airport property at 6620 Pierson Drive, Indianapolis. Krueckeberg Auction will partner with the Staff in marketing the event and advertising in the metro and surrounding areas of Indianapolis, as well as assist in the physical set-up of the event.

**Schedule**

DATE	EVENT
September 19, 2025	IAA Board execution of Resolution No. 07-2025
October 27, 2025	Buyer’s Preview Day
October 28, 2025	On-site Auction

**Revenue and/or Operating Cost Implications**

**Revenue:**

Estimated revenues are unknown; however, the past auctions have generated, on average, gross proceeds of approximately \$190,000,00 for the IMC. All other IAA net proceeds are estimated at \$250,000.00 or less for this year's on-site auction.

**Operating Costs:**

- Buyer's Premium – 18% of gross sales collected directly from buyers
- Commission – The auctioneer will be paid an eight (8) percent commission of gross sales
- Advertising & Marketing – The IAA will reimburse the auctioneer Five Thousand (\$5,000) Dollars for expenses
- IAA may compensate Krueckeberg Auction & Realty to transport items for salvage

**Recommendation**

IAA Staff recommends that the IAA Board of Directors consider for approval, adoption of Resolution No. 07-2025, authorizing the sale of IAA and IMC assets via public auction.



**IAA Board Meeting  
General Agenda  
September 19, 2025**

**General:**

**BP2025-09-02**      **Consider for approval** an award of contract for Terminal Janitorial services to Camacho Equipment & Janitorial Supply, Inc. The cost for year one is \$2,197,935.42, with a two-percent increase annually. The contract is for a three-year initial term with two one (1) year options.

**Capital:**

**BP2025-09-03**      **Consider for approval** the purchase of a Front Mount Snow Broom from M-B Companies, Inc., Snow Equipment Replacement Program, in an amount not to exceed \$737,790.56, using cooperative purchasing procedures through Sourcewell.

**BP2025-09-04**      **Consider for approval** Change Order No. 2 with Dallman Contractors, LLC for Airport Rescue and Fire Fighting (ARFF) Station No. 1 Refurbishment at Indianapolis International Airport in an amount not to exceed \$54,662.00.

**BP2025-09-05**      **Consider for approval** Amendment No. 1 for Airport Rescue and Fire Fighting (ARFF) Truck Foam Transition at Indianapolis International Airport to CDM Smith Inc. in an amount not-to-exceed \$237,235.00.

**BP2025-09-06**      **Consider for approval** a Delegation of Authority to the IAA Executive Director to approve and execute a Contract for Construction Services for Alaska Airlines Concourse Relocation at Indianapolis International Airport.

**BP2025-09-07**      **Consider for approval** an award of contract for Runway 18-36 and Taxiway A Rehabilitation at Hendricks County Airport, to Milestone Contractors, L.P. in an amount not-to-exceed \$4,552,418.56 plus a 10% construction reserve of \$455,241.86 for a total of \$5,007,660.42.



## **BOARD MEMO – APPROVAL TO AWARD CONTRACT**

To: IAA Board of Directors

From: Keith Berlen, Senior Director, Operations & Public Safety

Date: September 4, 2025

Board Date: September 19, 2025

Subject: Approval to Award Contract for Terminal Janitorial services to Camacho Equipment & Janitorial Supply, Inc.

### **Background**

Quantity Purchase Agreements (QPAs) are contracts between the state and vendors that allow for the ongoing supply of goods or services to agencies as needed. The Indiana Department of Administration (IDOA) manages QPAs as part of its procurement process. These agreements are contracts for purchasing services or products, typically resulting from a competitive solicitation process. QPAs are beneficial by enabling aggregate purchases for bulk pricing benefits. The IDOA Vendor Management Division oversees the process, including contract negotiations, implementation, ongoing management, and auditing.

Camacho Equipment & Janitorial Supply, Inc. acquired a General Services Administration (GSA) contract to provide various vendor services, including janitorial services. The state has recognized Camacho's GSA contract and selected them as a member of the state QPA based on the requirements of their GSA contract and their good reputation servicing the Bureau of Motor Vehicles (BMV). The IAA can utilize the state QPA and is eligible to procure goods and services as needed. Camacho Equipment has provided services in different capacities for the IAA since 2008. They are the current cleaning contractor for the terminal. During this time, Camacho Equipment & Janitorial Equipment, Inc. has been an excellent business partner to the IAA and has provided high-quality service during the current agreement.

### **Scope**

Camacho Equipment & Janitorial Supply, Inc. will provide janitorial services in the terminal in four basic areas: Floor Cleaning & Maintenance, Restroom Cleaning, Conveyance Cleaning, and General Facilities Cleaning. Camacho will provide a full-time on-site manager to lead, inspect, and coordinate scheduled work items with IAA staff.

### **Budget**

The current contract was executed on October 20, 2017, with a five year initial term, plus three one (1) year options. The last one-year option expires in October 2025. Due to inflation and other factors, the cost of many items utilized by Camacho has increased.

The new contract proposes a full-time on-site manager, which is new to this contract. Staff felt it was essential to increase the frequency of our terrazzo floor cleaning in high-traffic locations, and Camacho will be adding additional floor care personnel to accomplish this. Camacho conducts a third shift (overnight) operation that can be challenging to staff. Camacho plans to offer hourly compensation consistent with what the IAA pays our janitorial staff.

The cost for year one would be \$2,197,935.42, with a two-percent increase annually. The contract is for a three-year initial term with two one (1) year options.

### **Recommendation**

The IAA Staff recommends that the IAA Board of Directors consider for approval an award of contract for Terminal Janitorial services to Camacho Equipment & Janitorial Supply, Inc. The cost for year one would be \$2,197,935.42, with a two-percent increase annually.



## **BOARD MEMO – BID AWARD**

To: IAA Board of Directors

From: Keith Berlen, Senior Director of Operations and Public Safety

Date: September 4, 2025

Board Date: September 19, 2025

Subject: Award of Purchase to M-B Companies, Inc. for one Front Mount Snow Broom, Project # I-26-087

### **Background**

Cooperative purchasing is "Procurement conducted by, or on behalf of, one or more Public Procurement Units" as defined by the American Bar Association Model Procurement Code for State and Local Governments.

Sourcewell is a local government unit, public corporation, and public agency under Minnesota State Law. Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services. Sourcewell cooperative purchasing contracts are made available through the joint exercise of powers law to member agencies.

Sourcewell's analysts streamline the procurement process by developing RFPs and IFBs for national, competitive solicitations that meet or exceed local requirements. Their rigorous process is continually refined to best meet member needs and allows them to offer exceptional products from nationally acclaimed vendors. They award contracts at the manufacturing level that can be leveraged locally to support our local dealers.

Sourcewell can help save time and money by combining the buying power of 50,000 government, education, and nonprofit organizations. Under its enabling statute, Sourcewell is explicitly authorized to provide cooperative purchasing services to eligible members. Sourcewell memberships are available for all eligible state and local governments, education, higher education, and nonprofit entities across North America. Their membership includes the Indianapolis Airport Authority and the State of Indiana. Purchases made through our Sourcewell membership are per Indiana Codes and local and state laws.

The 2025 Snow Equipment Program is for replacing one Front-Mount Snow Broom. When received, this purchase will replace a twenty-year-old Oshkosh broom that has exceeded its useful life. This equipment is used to comply with Federal Aviation Administration (FAA) Part 139 regulations and the IND Snow Removal Plan.

Sourcewell has given a contract for a Front Mount Snow Broom to M-B Companies, Inc. in a total amount of \$737,790.56, which is within the 2026 Capital Budget.

**Scope**

This purchase, Project I-26-087, replaces an Oshkosh Snow Broom.

**Budget**

The project was budgeted for \$875,000 in total and is for purchasing a Front Mount Snow Broom, which is in the approved 2026 Capital Budget. The purchase is being 100% airport cash funded.

**Schedule**

Upon notice to proceed, the completed delivery time is expected within the first quarter of 2027.

**Recommendation**

The IAA staff recommends that the IAA Board of Directors consider for approval the purchase of a Front Mount Snow Broom from M-B Companies, Inc. in an amount not to exceed \$737,790.56, using cooperative purchasing procedures through Sourcewell.



# Indianapolis Airport Authority

## **BOARD MEMO – CHANGE ORDER**

To: IAA Board of Directors

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

Date: August 20, 2025

Board Date: September 19, 2025

Subject: Approval of Change Order No. 2 to the contract with Dallman Contractors, LLC for Aircraft Rescue and Fire Fighting (ARFF) Station No. 1 Refurbishment at Indianapolis International Airport (Project No. I-23-012)

### **Background**

The Indianapolis International Airport (IND) Aircraft Rescue and Fire Fighting (ARFF) Station No. 1 was constructed during the expansion of the airport in 2006-2007. After 15 years of operation, ARFF Station No. 1 needs repair and refurbishment. The Indianapolis Airport Authority (IAA) has identified specific areas/items to be repaired and refurbished throughout the station.

On October 20, 2023, the IAA Board approved a contract with Dallman Contractors, LLC, to complete this work.

On October 23, 2024, the Senior Director of Planning and Development approved Change Order No. 1 – a deduct to correct the original contract amount.

### **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 be 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 is 16.24% more than the original contract and exceeds the approved construction contingency of 5%. This change order addresses the item summarized below identified as additional Owner requested scope that resulted in an unforeseen circumstance:

The original epoxy flooring installed as part of this project was determined to lack sufficient texture to ensure an anti-slip surface. As a result, an additional urethane layer containing materials which added grit and thereby improved the anti-slip characteristics was applied at the Owner's request.

**Budget**

The Dallman Contractors, LLC Change Order No. 2 is \$54,662.00, which is within the approved 2026 Capital Budget for ARFF Station No. 1 Refurbishment at Indianapolis International Airport.

This project will be 100% Airport cash funded.

**Revised Construction Amount**

Original Construction Contract Amount		\$	370,214.00
Previous Change Orders			(33,655.00)
Current Change Order No. 2	(16.24% of contract)		54,662.00
New Construction Contract Total		\$	<u>391,221.00</u>

**Project Costs**

Design (including survey and geotechnical)		\$	34,925.00
Advertisements for Bid			509.82
Project Management			77,500.00
Construction Contract Amount			370,214.00
Previous Change Orders			(33,655.00)
Construction Reserve			16,827.95
Current Change Order No. 2 (16.24%)			54,662.00
Revised Total Anticipated Project Cost		\$	<u>520,983.77</u>

**Recommendation**

The IAA Staff recommends the IAA Board of Directors consider for approval Change Order No. 2 with Dallman Contractors, LLC for ARFF Station No. 1 Refurbishment at Indianapolis International Airport in an amount not to exceed \$54,662.00.



## **BOARD MEMO – AMENDMENT**

To: IAA Board of Directors

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

Date: September 9, 2025

Board Date: September 19, 2025

Subject: Approve Amendment No. 1 to the contract with CDM Smith for Airport Rescue and Fire Fighting (ARFF) Facility Truck Foam Transition at Indianapolis International Airport (Project No. Q-25-009)

### **Background**

In the past Part 139 airports like Aircraft Rescue and Fire Fighting (ARFF) Indianapolis International Airport (IND) were required to use Class B firefighting foam for ARFF activities and were also mandated to meet a certain specification, MIL-F-24385. Unfortunately, only Aqueous Film-Forming Foam (AFFF) containing per- and polyfluoroalkyl substances (PFAS) were able to meet the performance standards of the MIL-F-24385. Fortunately, a newer and more environmentally friendly Fluorine Free Foams (F3) firefighting foam is available. Transitioning AFFF fire suppression systems to the F3 foam is the first step towards mitigating potential environmental impacts. Therefore, the Indianapolis Airport Authority (IAA) has selected and purchased new F3 foam for use in the IAA's AFFF vehicles.

On April 14, 2025, the Board approved a contract with CMD Smith Inc., who is a national expert in AFFF transition and decontamination, and has developed the leading decontamination process, to provide services for ARFF Truck Foam Transition at Indianapolis International Airport.

### **Scope**

The project transitioned IND's ARFF trucks to F3 foam. The scope included vehicle decontamination, proportional testing, disposal of cleaning byproduct material and disposal of unused AFFF product. This amendment includes final disposal quantities and costs.

### **Budget**

The CDM Smith Inc. Amendment No. 1 is \$237,235.00.

This project will be 100% Airport cash funded. Funds have been budgeted via GASB 49 Environmental Liabilities in the Operating Budget.

**Recommendation**

The IAA Staff recommends the IAA Board of Directors consider for approval Amendment No. 1 for ARFF Truck Foam Transition at Indianapolis International Airport to CDM Smith Inc. in an amount not-to-exceed \$237,235.00.



## **BOARD MEMO – DELEGATION OF AUTHORITY**

To: IAA Board of Directors

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

Date: September 9, 2025

Board Date: September 19, 2025

Subject: Delegation of Authority to Approve a Construction Contract for Alaska Airlines Concourse Relocation at Indianapolis International Airport (Project No. I-25-078)

### **Background**

This project will relocate Alaska Airline’s operation office from Concourse B to Concourse A to facilitate growth of existing air carriers in Concourse B (i.e. Allegiant/American). This relocation will allow better utilization of assets at Indianapolis International Airport.

In order to maintain the schedule of this project, the Indianapolis Airport Authority (IAA) staff is requesting the IAA Executive Director be given a Delegation of Authority to approve and execute a construction contract for the relocation of the Alaska Airlines operations offices.

### **Scope**

Construction of an operations office on Level 2 of Concourse A for Alaska Airlines.

### **Budget**

The construction contract is estimated to be \$270,000.00, which is within the approved 2026 Capital Budget for Alaska Airlines Concourse Relocation.

This project will be 100% Airport cash funded.

### **Recommendation**

The IAA Staff recommends the IAA Board of Directors consider for approval a Delegation of Authority to the IAA Executive Director to approve and execute a Contract for Construction Services for Alaska Airlines Concourse Relocation at Indianapolis International Airport.



## Indianapolis Airport Authority

**RECOMMENDATION MEMO – CONTRACT AWARD**

To: IAA Board of Directors

From: Jarod Klaas, Senior Director of Planning and Development

Date: August 25, 2025

Subject: Award Construction Contract to Milestone Contractors, L.P. for Runway 18-36 and Taxiway A Rehabilitation at Hendricks County Airport (Project No. K-21-051)

**Background**

Hendricks County Airport (2R2) has one runway (Runway 18-36) and one Taxiway (Taxiway A), both of which were constructed of asphalt in the year 2000. General pavement maintenance has been performed over the years; however, the pavement has reached the end of its useful life. This rehabilitation project is needed to extend the life of these pavements.

On April 29, 2025, the Indianapolis Airport Authority (IAA) Executive Director approved plans and specifications prepared by BF&S and authorized the public bidding process for Runway 18-36 and Taxiway A Rehabilitation at Hendricks County Airport.

On May 29, 2025, the IAA staff received three (3) bids for the project, which included a base bid and two additive alternates; Milestone Contractors, L.P. was the lowest responsive and responsible bidder in the amount of \$3,573,110.56 for the base bid, \$2,797,583.18 for the bid alternate one, and \$979,308.00 for the bid alternate two.

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 will include but not limited to, the following:

- Full Depth Reclamation of Pavement (Runway)
- Milling (Taxiway)
- Asphalt Paving (Runway and Taxiway)
- Remove Runway and Taxiway Edge Lights, Cans, Cabling, and Guide Signs
- Grading and Mulch Seeding

- Install New LED Runway and Taxiway Edge Lights, Cans, Cabling, Conduit, Handholes, and Guide Signs
- Runway Grooving

**Budget**

The Milestone Contractors, L.P. contract is for \$4,552,418.56, which is within the approved 2026 Capital Budget for Runway 18-36 and Taxiway A Rehabilitation.

The funding for this project is expected to be 95% FAA Airport Improvement Program (AIP) grant funds and up to 5% Airport capital improvement funds. The IAA will also be applying for a state grant from the Indiana Department of Transportation (INDOT). INDOT currently provides a grant of up to 2.5% of the eligible project costs, thereby reducing the Airport capital funding to as little as 2.5% of the project.

The project is being undertaken to rehabilitate existing infrastructure integral to the continued safe operations of the airport and is anticipated to be grant funded.

**Runway 18-36 and Taxiway A Rehabilitation**

Construction Amount (Base Bid + Additive Alternate 2 Bid)	\$	4,552,418.56
Construction Reserve (10%)	\$	455,241.86
Design (Runway and Taxiway)		925,621.57
Design Administration (Safety Risk Assessment)		26,588.00
Advertisements for Bid		500.00
Inspection & Testing (Estimate)		450,000.00
Resilience Energy Solutions Study		24,578.00
Independent Fee Estimates		5,652.00
<b>Total Anticipated Project Cost</b>	<b>\$</b>	<b>6,440,599.99</b>

**Recommendation**

Staff recommends the IAA Board of Directors consider for approval an award of contract for Runway 18-36 and Taxiway A Rehabilitation, to Milestone Contractors, L.P. in an amount not-to-exceed \$4,552,418.56 plus a 10% construction reserve of \$455,241.86 for a total of \$5,007,660.42. Milestone was the lowest responsive and responsible bidder.

## IAA BOARD APPOINTMENTS

---

<b>Board Member:</b>	<b>Appointment Date:</b>	<b>Appointed By:</b>	<b>Expires:</b>
Barbara Glass	01/30/2024	Mayor's Office	12/31/2027
Eric Dozier	02/15/2023	Mayor's Office	12/31/2026
Toby McClamroch	01/01/2025	Mayor's Office	12/31/2028
Mamon Powers III	01/01/2025	Mayor's Office	12/31/2028
Jeffrey Gaither	09/15/2021	Mayor's Office	12/31/2025
Tamika Catchings	08/16/2022	Mayor's Office	06/30/2026
Brett Voorhies	02/05/2024	City-County Council (Indianapolis)	12/31/2027
Kurt Schleter	01/07/2025	Hancock County	12/31/2027
Duane Gibbs	12/26/2022	Hendricks County	12/31/2026
Steven Dillinger	01/01/2024	Hamilton County	12/31/2027
Ryan Goodwin	01/03/2023	Morgan County	12/31/2026

<b>Officers:</b>	<b>Position:</b>	<b>Appointment Date:</b>	<b>Appointed by:</b>	<b>Expires:</b>
Barbara Glass	President	1/17/2025	IAA Board	12/31/2025
Steve Dillinger	Vice President	1/17/2025	IAA Board	12/31/2025
Mamon Powers	Secretary	1/17/2025	IAA Board	12/31/2025
Brian J. Tuohy. Esq.	IAA Board Counsel	1/17/2025	IAA Board	12/31/2025
Robert Thomson	Treasurer	1/17/2025	IAA Board	12/31/2025