

**Notice of Public Meeting
of the
DES MOINES AIRPORT AUTHORITY
BOARD**

DATE: April 8, 2025
TIME: 9:00 a.m.
PLACE: The Airport Board Room, 2nd Floor, Airport Terminal, will be open to the public.

The public may also monitor, but not participate, in the meeting electronically at: <https://zoom.us/j/9843166544>, or call in at: +1 312 626 6799 US (Chicago), Meeting ID: 984 316 6544#

Agenda

Call to Order and Roll Call

- 1. Consider Minutes for March 11, 2025, Regular Board Meeting**
- 2. Consider Second Amendment to Des Moines Airport Authority Project Administration Policy for New Terminal Construction Project (Executive Director)**
- 3. Consider Contract for Parking Garage Roof Drain Maintenance 2025 Project with MTS Contracting, Inc. (Director of Engineering)**
- 4. Consider Contract for Parking Garage Expansion Pedestrian Walkway Project with Iowa Contracting Inc. (Director of Engineering)**
- 5. Consider Construct Terminal Phase 1A Apron-Bid Package No. 1 Project (Director of Engineering)**
 - a. Public Hearing** regarding the plans, specifications, form of contract, and estimated total cost for the Construct Terminal Apron-Bid Package No. 1 Project
 - b. Consider Resolution** adopting plans, specifications, form of contract, and estimated total cost for the Construct Terminal Apron-Bid Package No. 1 Project
 - c. Consider approval** of Federal Aviation Administration Grant No. 105 associated with the Construct Terminal Apron-Bid Package No. 1 Project
 - d. Consider award** of contract for the Construct Terminal Apron-Bid Package No. 1 Project to Reilly Construction Co. in the amount of \$16,312,414.00
 - e. Consider Professional Services Agreement**, Task Order No. 10, with HNTB Corporation for Construct Terminal Apron-Bid Package No. 1 Project - Construction Phase Services

6. **Consider Reconstruct North GA Apron Building No. 64 & 65 Project (Director of Engineering)**
 - a. **Public Hearing** regarding the plans, specifications, form of contract, and estimated total cost for the Reconstruct North GA Apron Building No. 64 & 65 Project
 - b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Reconstruct North GA Apron Building No. 64 & 65 Project
 - c. Consider award of contract for the Reconstruct North GA Apron Building No. 64 & 65 Project to Elder Corporation in the amount of \$462,548.25
 - d. Consider Professional Services Agreement, Task Order No. 139 with Foth Infrastructure & Environment, LLC for Reconstruct North GA Apron Building No. 64 & 65 Project - Construction Phase Services
7. **Consider Change Order No. 17 with The Weitz Company, LLC for Parking Garage Expansion Project (Director of Engineering)**
8. **Consider Change Order No. 3 with Flynn Company, Inc. for Terminal Deicing Apron Bid Package No. 2 Project (Director of Engineering)**
9. **Consider Change Order No. 124 with Weitz/Turner, A Joint Venture for New Terminal Project (Director of Engineering)**
10. **Consider Change Order 1BE002 for Service Road Relocation, Building No. 8 Demolition and Construction of Phase 1BEast and 1B Extension Building Pad, and 1BE001 06-09 for job trailer relocations with Weitz/Turner, a Joint Venture. (Executive Director)**
11. **Consider Professional Services Agreement, Task Order No. 21, with HNTB Corporation for New Terminal Phase 1B East & 1B East Extension Construction Administration and Construction Observation - Construction Phase Services (Director of Engineering)**
12. **Consider Professional Services Agreement, Task Order No. 22, with HNTB Corporation for New Terminal Service Road Relocation Construction Administration and Construction Observation - Construction Phase Services (Director of Engineering)**
13. **Consider Agreements between the Des Moines Airport Authority and the Greater Des Moines Public Art Foundation for Installation and Maintenance of Art In and Around the New Terminal (Executive Director)**
14. **Consider a Collective Bargaining Agreement between Des Moines Airport Authority and Central Iowa Public Employees Council (CIPEC) (Executive Director)**

- 15. Public Hearing to Consider Fourth Amendment to Agreement with Concourse Communications Group, LLC, for Wireless Management/ Concession Agreement (Director of Information Technology)**
- 16. Consider Fourth Amendment to Agreement with Concourse Communications Group, LLC, for Distributed Antenna Service (DAS) (Director of Information Technology)**
- 17. Financial Report (Director of Finance)**
- 18. Briefing (Executive Director)**
- 19. Next Meeting**
 - a. May 13, 2025**
- 20. Adjourn**

Agenda Notes:

Call to Order and Roll Call

- 1. Consider Minutes for March 11, 2025, Regular Board Meeting**
- 2. Consider Second Amendment to Des Moines Airport Authority Project Administration Policy for New Terminal Construction Project (Executive Director)**

Section II of the Des Moines Airport Authority Project Administration Policy establishes the structure of the Project Management Committee (PMC). Paragraph a. i. establishes voting members of the PMC. With the departure of Kevin Foley as the Executive Director and Brian Mulcahy's promotion to that position, an Assistant Executive Director does not currently exist. Additionally, Kevin Wilson was promoted to a Director of Information Technology. Authority staff propose to amend paragraph a. i. as follows:

- a. The structure of the PMC is set by the Des Moines Airport Authority Board. Members of the PMC may be added or removed as the Board determines necessary. The PMC membership will consist of the following:
 - i. Voting members: Five Authority staff members including the Executive Director, Director of Information Technology, Director of Engineering and Planning, Director of Finance and Administration, and Director of Operations.

Staff Recommendation: Approve a Second Amendment to Des Moines Airport Authority Project Administration Policy for New Terminal Construction Project.

- 3. Consider Contract for Parking Garage Roof Drain Maintenance 2025 Project with MTS Contracting, Inc. (Director of Engineering)**

This project will address failing components of the current drains of the existing parking garage structure. This project includes floor drain replacement with associated plumbing piping, sealant replacement, traffic topping installation, and concrete restoration. The Engineer's Estimate for the project is \$105,000.00. The project is included in the 2025 Budget. Three quotes were opened on March 6, 2025, and the lowest responsive, responsible quote for the project was MTS Contracting, Inc. in the amount of \$87,280.00.

Staff Recommendation: Approve Contract for Parking Garage Roof Drain Maintenance 2025 Project with MTS Contracting, Inc. in the amount of \$87,280.00 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

4. Consider Contract for Parking Garage Expansion Pedestrian Walkway Project with Iowa Contracting Inc. (Director of Engineering)

This project will be adding a walkway from the parking garage expansion project to stair tower No. 2. Dedicated walkway to be indicated by pavement markings placed along with barriers placed between parked vehicles. Modifications to parking stalls include changes to airport parking guidance system and parallel parking. The Engineer's Estimate for the project is \$150,000.00. The project is included in the 2025 Budget. Two quotes were opened on March 25, 2025, and the lowest responsive, responsible quote for the project was Iowa Contracting Inc. in the amount of \$111,340.00.

Staff Recommendation: Approve Contract for Parking Garage Expansion Pedestrian Walkway Project with Iowa Contracting Inc. in the amount of \$111,340.00 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

5. Consider Construct Terminal Phase 1A Apron-Bid Package No. 1 Project (Director of Engineering)

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Construct Terminal Phase 1A Apron-Bid Package No. 1 Project

This project will include installation of concrete apron to surround the new terminal, concrete taxilane and shoulders, vehicle service roadways, and ground service equipment pavement. This project includes utilities for storm sewer, PVC subdrains, and linear trench drains. Other construction items include removal of existing apron and taxiway pavement, fill and surcharge, grading, retaining wall, aggregate base, drainable concrete base, airfield lighting and signage, markings, traffic control and seeding/site restoration.

The Engineer's Estimate for this project is \$22,493,776.00.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Construct Terminal Phase 1A Apron-Bid Package No. 1 Project

Staff Recommendation: Approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Construct Terminal Apron-Bid Package No. 1 Project.

c. Consider approval of Federal Aviation Administration Grant No. 105 associated with the Construct Terminal Phase 1A Apron-Bid Package No. 1 Project

Grant 105:

- 03-19-0027-105-2025
- Construct Terminal Phase 1A Apron BP No. 1
- Estimated at \$15,964,223.00

Staff Recommendation: Authorize the Executive Director to accept and sign grant agreement No. 105 with FAA for the improvement once received and authorize the Director of Engineering and Planning to accept and close out the grant when completed in accordance with contract documents.

d. Consider award of contract for the Construct Terminal Phase 1A Apron-Bid Package No. 1 Project to Reilly Construction Co. in the amount of \$16,312,414.00

The lowest responsive, responsible bidder was Reilly Construction Co. in the amount of \$16,312,414.00. This project is eligible for FAA grant funding at 90/10 split.

Staff Recommendation: Approve the contract with Reilly Construction Co. in the amount of \$16,312,414.00 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

e. Consider Professional Services Agreement, Task Order No. 10, with HNTB Corporation for Construct Terminal Phase 1A Apron-Bid Package No. 1 Project - Construction Phase Services

During the Construct Terminal Apron-Bid Package No. 1 Project, the consultant will provide contract management, construction administration, construction testing, and construction observation for the project. The negotiated amount of the agreement is \$1,386,580.82. This task order is grant-funded at normal 90/10 split.

Staff Recommendation: Approve the Professional Services Agreement, Task Order No. 10, with HNTB Corporation in the amount of \$1,386,580.82, and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

6. Consider Reconstruct North GA Apron Building No. 64 & 65 Project (Director of Engineering)

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Reconstruct North GA Apron Building No. 64 & 65 Project

This project will consist of pavement within the North General Aviation apron, adjacent to hangar buildings 64 and 65, which are deteriorating due to age and loading failures. These areas will be removed and replaced with new concrete pavement of sufficient strength and thickness. This project is partially funded by an Iowa DOT grant with a value of \$382,846.00.

The Engineer's Estimate for this project is \$660,425.00.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Reconstruct North GA Apron Building No. 64 & 65 Project

Staff Recommendation: Approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Reconstruct North GA Apron Building No. 64 & 65 Project.

c. Consider award of contract for the Reconstruct North GA Apron Building No. 64 & 65 Project to Elder Corporation in the amount of \$462,548.25

The lowest responsive, responsible bidder was Elder Corporation in the amount of \$462,548.25.

Staff Recommendation: Approve the contract with Elder Corporation in the amount of \$462,548.25 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

d. Consider Professional Services Agreement, Task Order No. 139, with Foth Infrastructure & Environment, LLC for Reconstruct North GA Apron Building No. 64 & 65 Project - Construction Phase Services

During the Apron Project, the consultant will provide contract management, construction administration, construction testing, and construction observation for the project. The negotiated amount of the agreement is \$88,913.00.

Staff Recommendation: Approve the Professional Services Agreement, Task Order No. 139 with Foth Infrastructure & Environment, LLC in the amount of \$88,913.00 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

7. Consider Change Order No. 17 with The Weitz Company, LLC for Parking Garage Expansion Project (Director of Engineering)

This change order adds additional scope of work related to the garage project. In addition, there are updates to completion dates originally called out within contract documents. The following items within the contract are being updated to final costs:

- a. Switchgear Modifications & Schedule impacts, PCO 49R2: \$70,520
- b. CAB Heater circuits, PCO 81: \$7,102
- c. Curb installation on ramps, PCO 87: \$75,349
- d. Commercial Lane modifications, PCO 103: \$169,287
- e. Portal Entry signage, PCO 113: \$23,482
- f. ST 6 Landing Angle, PCO 117: \$10,688
- g. Spandrel Elevation Corrections, PCO 118R1: \$33,684
- h. Guard railing addition North Expansion, PCO 127: \$18,383
- i. Electrical modifications for gantry sign/portal lighting, PCO 134: \$182,762

- j. Fire Alarm expansion, PCO 138: \$20,141
- k. UPS added to IDF for entry lane PARCS equipment, PCO 140R1: \$34,205
- l. Fire Alarm modifications existing garages, PCO 144: \$32,230
- m. Substantial completion date shifting by (6) days to January 7th, 2025.

Staff Recommendation: Approve Change Order No. 17 with The Weitz Company, LLC in the amount of \$693,895.06 for the Parking Garage Expansion Project and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

8. Consider Change Order No. 3 with Flynn Company, Inc. for Terminal Deicing Apron Bid Package No. 2 Project (Director of Engineering)

This change order adds additional scope of work tasked by Authority staff to the project. The following items within the contract are being updated to final costs:

- a. Haul Roadway leading from SW 28th Street to manual gate 12A (Div 1)
- b. Security/snow fencing along Taxiway Papa, between Delta and Bravo (Div 1)
- c. New entry off McKinley feeding into Airport Service Road (Div 1)

Staff Recommendation: Approve Change Order No. 3 with Flynn Company, Inc. in the amount of \$97,158.33 for the Terminal Deicing Apron Bid Package No. 2 Project and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

9. Consider Change Order No. 124 with Weitz/Turner, A Joint Venture for New Terminal Project (Director of Engineering)

This change order adds additional scope of work related to the pedestrian connector from new terminal phase 1A to the existing concourse. Original basis of design called out for the connector to tie into existing C4 gate holdroom. After further review, it was determined to shift the connector and tie into existing C2 gate holdroom. This would allow for the pedestrian connector to stay in place and fully functional while future phase 1C of the new terminal is constructed. Multiple components of change order No. 124 are as follows, allowing for alignment with possible grant funding:

- BP003A: Concrete
- BP032C: Rammed Aggregate Piers
- BP005A: Structural Steel
- BP006B: Modular Connector

Within the baseline budget approved on January 14, 2025, board meeting for Phase 1A, there was an allowance of \$1.7M established knowing that this scope of work was already being modified. Majority of the changes were issued in bulletins 12 & 13. The full allowance within the approved budget will be utilized, along with an estimated \$385,360 of owner contingency to fund the relocated pedestrian connector.

Project Management Committee Recommendation: Approve Change Order No. 124 with Weitz/Turner, A Joint Venture in the amount of \$2,035,319.54 for the New Terminal Phase 1A Project and authorize the Director of Engineering and Planning to accept and close out this project when completed.

10. Consider Change Orders 1BE002 for Service Road Relocation, Building No. 8 Demolition and Construction of Phase 1BEast and 1B Extension Building Pad and 1BE001 06 thru 09 for job trailer relocations with Weitz/Turner, a Joint Venture. (Executive Director)

The following projects are enabling steps for phase 1B East and 1B Extension of the new terminal. Current service roadway leading to the loading dock is required to be shifted to the East. This alignment allows for the soil stabilization (rammed aggregate piers), fill placement and surcharge added to the building pad footprint. In order to achieve the building pad fill footprint, current building No. 8 is required to be demolished.

Project Management Committee Recommendation: Approve Change Order No. 1BE002 in the value of \$4,253,340.00 for service road relocation, Building 8 demolition, and construction of the 1B East & Extension building pad, execute Change Order 1BE001 06-09 in the value of \$1,254,403.49 job trailer relocation services, to Weitz/Turner Joint Venture Contract for New Terminal Construction, and authorize the Director of Engineering and Planning to accept and close out this project when completed.

11. Consider Professional Services Agreement, Task Order No. 21, with HNTB Corporation for New Terminal Phase 1B East & 1B East Extension Construction Administration and Construction Observation - Construction Phase Services (Director of Engineering)

During the New Terminal Phase 1B East & 1B East Extension Project, the consultant will provide contract management, construction administration, and construction observation for the project. The negotiated amount of the agreement is \$2,407,472.82. This agreement is within the funding established as part of the baseline budget for 1B East & 1B East. The extension was approved at the January 14, 2025, board meeting, Board No. A25-006. Line-item budget of \$2.5M being held in baseline budget, for a savings of \$92,528.

Project Management Committee Recommendation: Approve the Professional Services Agreement, Task Order No. 21, with HNTB Corporation for New Terminal Phase 1B East & 1B East Extension Construction Administration and Construction Observation in the amount of \$2,407,472.82 and authorize the Director of Engineering and Planning to accept and close out this agreement when completed in accordance with the contract documents.

12. Consider Professional Services Agreement, Task Order No. 22, with HNTB Corporation for New Terminal Service Road Relocation Construction Administration and Construction Observation - Construction Phase Services (Director of Engineering)

During the New Terminal Phase 1B East & 1B East Extension Project, the consultant will provide contract management, construction administration, and construction observation for the project. The negotiated amount of the agreement is \$295,655.64. This agreement is within the funding established as part of the baseline budget for Terminal Phase 1A approved at the January 14, 2025, board meeting, Board No. A25-006. Line-item budget of \$150,000.00 being held in baseline budget, for an increase of \$145,655.64.

Project Management Committee Recommendation: Approve the Professional Services Agreement, Task Order No. 22, with HNTB Corporation for New Terminal Service Road Relocation Construction Administration and Construction Observation in the amount of \$295,655.64 and authorize the Director of Engineering and Planning to accept and close out this agreement when completed in accordance with the contract documents.

13. Consider Agreements between the Des Moines Airport Authority and the Greater Des Moines Public Art Foundation for Installation and Maintenance of Art In and Around the New Terminal (Executive Director)

At the December 12, 2023, Board Meeting, Board Members Jake Christensen and Mark Feldmann volunteered to serve on an ad hoc art selection committee led by Dr. Alexa McCarthy, Executive Director of the Greater Des Moines Public Art Foundation. Others on the committee include Bruce Hentschel, President of the Greater Des Moines Art Foundation Board, Architects Rod Kruse and Christian Truscinski with BNIM, and Kevin Foley, Executive Director of the Des Moines Airport Authority.

At the June 11, 2024, Board Meeting, the Board approved an Agreement Between the Des Moines Airport Authority and the Greater Des Moines Public Art Foundation to partner and collaborate to fund, solicit, select, and maintain art installation to be displayed in and around the new passenger terminal (Board No. A24-076). This agreement provided for an additional agreement and exhibits that would be necessary for artwork to be properly developed, installed, and maintained.

At the July 9, 2024, Board Meeting, the Art Committee recommended five sites for art to be installed along with recommendations for artist and concepts at each of the sites. The recommended artist and concepts were selected from an extensive RFP process overseen by the committee.

Agreements and exhibits for art at sites 1, 4, and 5 were approved at the March 11, 2025, Board meeting. Similar agreements for sites 2 and 3 are being brought to the Board for consideration.

- a) Site 2, Art by Adam Frank Incorporated
- b) Site 3, Art by Gordon Huether and Partners, Inc.

Staff Recommendation: Approve Agreements for Sites 2 and 3, between the Des Moines Airport Authority and the Greater Des Moines Public Art Foundation for Installation and Maintenance of Art In and Around the New Terminal.

14. Consider a Collective Bargaining Agreement between Des Moines Airport Authority and Central Iowa Public Employees Council (CIPEC) (Executive Director)

A one-year union agreement was negotiated with the Central Iowa Public Employees Council (CIPEC). The term of the agreement is from July 1, 2025, through June 30, 2026. The agreement has been ratified by members of the CIPEC bargaining unit. CIPEC represents Airfield Maintenance Workers, Building Engineers, and Electricians. In total, 34 Airport Authority employees are represented by CIPEC. The agreement guarantees an adjustment in the Authority pay plan control points on January 1, 2026, by the greater of 2.5%, or an amount determined by Airport Authority management based on an independent compensation consultant study.

Staff Recommendation: Approve the Collective Bargaining Agreement between Des Moines Airport Authority and Central Iowa Public Employees Council.

15. Public Hearing Consider Fourth Amendment to Agreements with Concourse Communications Group, LLC, for Wireless Management/ Concession Agreement (Director of Information Technology)

Concourse Communications Group, LLC (DBA Boingo) provides the public WiFi to the terminal currently. Authority staff has negotiated an extension to the agreement for 10 years under which Boingo will continue to support the WiFi, extend the services to the new Rental Car Customer Service Building and New Administration Offices, and reimburse the Authority up to \$50,000 for WiFi equipment and installation.

Staff Recommendation: Approve Fourth Amendment to Agreement with Concourse Communications Group, LLC, for Wireless Management/ Concession Agreement.

16. Consider Fourth Amendment to Agreement with Concourse Communications Group, LLC, for Distributed Antenna Service (Director of Information Technology)

Concourse Communications Group, LLC (DBA Boingo) provides the Distributed Antenna Service (DAS) currently. Authority staff has negotiated an extension to the agreement for 10 years under which Boingo will continue to support the DAS across the Airport.

Staff Recommendation: Approve Fourth Amendment to Agreement with Concourse Communications Group, LLC, for Distributed Antenna Service.

17. Financial Report (Director of Finance)

18. Briefing (Executive Director)

19. Next Meeting

a. May 13, 2025

20. Adjourn