

**DES MOINES AIRPORT AUTHORITY BOARD
SUMMARY MINUTES OF MEETING
Des Moines International Airport
Board Room
May 9, 2023**

Call to Order and Roll Call: 9:00 a.m.

Chaired by: Mr. Christensen

Present: Mr. Christensen, Mr. Dickinson, Ms. Lauridsen Sand (via zoom), Ms. Levy (via zoom)

Absent: Mr. Feldmann

This meeting was conducted electronically due to Board Member travel. The public was provided ability to monitor the meeting online via Zoom. Two Board members participated in person and two Board members participated remotely. The Airport Board Room, 2nd Floor, Airport Terminal, was also open to the public.

A23-048 Consider Minutes for April 11, 2023, Regular Board Meeting

Mr. Dickinson moved to approve the minutes for the April 11, 2023, Regular Board Meeting. Ms. Lauridsen Sand seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

A23-049 Consider Parking Garage Expansion Project

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Parking Garage Expansion Project

The Director of Engineering stated per Iowa Code sec. 26.12, it is required that the parking garage expansion project be re-awarded due to the original notice of public hearing not being published.

The Director of Engineering stated this project will extend the parking ramp to the North of the existing structure, creating a five-story parking facility including 1,122 additional parking spaces. The project will include a new entrance plaza, commercial roadways north of the expansion, final pavement of new entry roadway, utility relocations, vertical circulation, electrical and communication pathways, new switchgear feeding the future terminal, and landscaping.

The Engineer's Estimate for this project is \$47,734,754.00.

Mr. Christensen opened the Public Hearing.

Mr. Christensen invited public comment.

Mr. Kevin Hilton, 815 Euclid Ave, Des Moines, IA, addressed the Board. Mr. Hilton stated he represents the Carpenters Local Union 106. Mr. Hilton stated they are excited to perform duties for The Weitz Company, LLC, for the parking garage expansion project. Mr. Hilton referenced a letter that the Carpenters Local Union 106 sent to the Board pertaining to Turner Construction Company being selected for the new terminal project. Mr. Christensen stated Mr. Hilton's comments were important, but not germane to this agenda item since this agenda item is about a Weitz contract. Mr. Christensen thanked Mr. Hilton for his comments.

Mr. Christensen closed the Public Hearing.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Parking Garage Expansion Project

The Director of Engineering recommended the Board approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Parking Garage Expansion Project.

Ms. Levy moved to approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Parking Garage Expansion Project. Mr. Dickinson seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

c. Consider award of contract for the Parking Garage Expansion Project to The Weitz Company, LLC in the amount of \$49,086,540.00.

The Director of Engineering stated the lowest responsive, responsible bidder was The Weitz Company, LLC in the amount of \$48,750,000.00. This is the base bid for the project. The contract value being presented is based on staff recommendation of accepting bid alternative No. 3 in the amount of \$336,540.00.

The Director of Engineering recommended the Board approve the contract with The Weitz Company, LLC in the amount of \$49,086,540.00 including bid alternative No. 3 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

Mr. Dickinson moved to approve the contract with The Weitz Company, LLC in the amount of \$49,086,540.00 including bid alternative No. 3 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents. Ms. Levy seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

A23-050

Consider Construct South RON & South Cargo Deicing Positions Project

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Construct South RON & South Cargo Deicing Positions Project

The Director of Engineering stated this project will include installation of five (5) remain overnight (RON) parking positions associated with the future terminal project. These RON positions will be required once gates C2 & C4 are decommissioned to allow for the commencement of the Future Terminal construction. The project will include pavement removal and replacement, high mast lighting, electrical and communications, fencing, storm sewer drainage, pavement markings and landscaping.

The Engineer's Estimate for this project is \$6,124,325.50.

Mr. Christensen opened the Public Hearing.

Mr. Christensen invited public comment. There were no comments.

Mr. Christensen closed the Public Hearing.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Construct South RON & South Cargo Deicing Positions Project

The Director of Engineering recommended the Board approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Construct South RON & South Cargo Deicing Positions Project.

Mr. Dickinson moved to approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Construct South RON & South Cargo Deicing Positions Project. Ms. Levy seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

c. Consider award of contract for the Construct South RON & South Cargo Deicing Positions Project to Iowa Contracting, Inc. in the amount of \$8,257,900.47

The Director of Engineering stated the lowest responsive, responsible bidder was Iowa Contracting, Inc. in the amount of \$8,257,900.47.

The Director of Engineering recommended the Board approve the contract with Iowa Contracting, Inc. in the amount of \$8,257,900.47 and authorize the Director

of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

Mr. Dickinson moved to approve the contract with Iowa Contracting, Inc. in the amount of \$8,257,900.47 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents. Ms. Levy seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

d. Consider Professional Services Agreement, Task Order No. 113, with Foth Infrastructure & Environment, LLC for Construct South RON & South Cargo Deicing Positions Project - Construction Phase Services

The Director of Engineering stated during the Construct South RON & South Cargo Deicing Positions Project, the consultant will provide contract management, construction administration, construction testing, and construction observation for the project. The negotiated amount of the agreement is \$247,569.00.

The Director of Engineering recommended the Board approve the Professional Services Agreement, Task Order No. 113, with Foth Infrastructure & Environment, LLC in the amount of \$247,569.00 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

Ms. Levy moved to approve the Professional Services Agreement, Task Order No. 113, with Foth Infrastructure & Environment, LLC in the amount of \$247,569.00 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents. Mr. Dickinson seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

A23-051 Consider Grey Lot Expansion Project

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Grey Lot Expansion Project

The Director of Engineering stated this project consists of the construction of an expansion to the existing Grey Lot parking lot. The project generally consists of grading, aggregate base, asphalt paving, lot lighting, pavement striping, perimeter fencing, storm sewer, subdrains, relocation of existing bus shelters, and site restoration & landscaping. All work associated with this project is located outside of the airport security perimeter fence.

The Engineer's Estimate for this project is \$4,253,235.00.

Mr. Christensen opened the Public Hearing.

Mr. Christensen invited public comment. There were no comments.

Mr. Christensen closed the Public Hearing.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Grey Lot Expansion Project

The Director of Engineering recommended the Board approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Grey Lot Expansion Project.

Ms. Levy moved to approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Grey Lot Expansion Project.

Mr. Dickinson seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

c. Consider award of contract for the Grey Lot Expansion Project to Elder Corporation in the amount of \$3,180,355.00

The Director of Engineering stated the lowest responsive, responsible bidder was Elder Corporation in the amount of \$3,180,355.00.

The Director of Engineering recommended the Board approve the contract with Elder Corporation in the amount of \$3,180,355.00 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

Ms. Levy moved to approve the contract with Elder Corporation in the amount of \$3,180,355.00 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents. Mr. Dickinson seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

d. Consider Professional Services Agreement, Task Order No. 114, with Foth Infrastructure & Environment, LLC for Grey Lot Expansion Project - Construction Phase Services

The Director of Engineering stated during the Grey Lot Expansion Project, the consultant will provide contract management, construction administration, construction testing, and construction observation for the project. The negotiated amount of the agreement is \$178,800.00.

The Director of Engineering recommended the Board approve the Professional Services Agreement, Task Order No. 114, with Foth Infrastructure & Environment, LLC in the amount of \$178,800.00 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

Mr. Dickinson moved to approve the Professional Services Agreement, Task Order No. 114, with Foth Infrastructure & Environment, LLC in the amount of \$178,800.00 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents. Ms. Levy seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

A23-052 Consider Electric Vehicle Charging for Building No. 28 RAC Project

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Electric Vehicle Charging for Building No. 28 RAC Project

The Director of Engineering stated this project consists of new electrical equipment and conduits to support multiple electric vehicle (EV) charging stations. The equipment includes a new utility power service entrance and transformer pad, exterior rated switchboard, metering, and underground conduits. Civil site work includes reconfiguration of existing fence and vehicle cable barriers. Structural work includes a new retaining wall and concrete pad for the utility transformer and switchboard equipment.

The Engineer's Estimate for this project is \$419,452.00.

Mr. Christensen opened the Public Hearing.

Mr. Christensen invited public comment. There were no comments.

Mr. Christensen closed the Public Hearing.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Electric Vehicle Charging for Building No. 28 RAC Project

The Director of Engineering recommended the Board approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Electric Vehicle Charging for Building No. 28 RAC Project.

Ms. Lauridsen Sand moved to approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Electric Vehicle Charging for Building No. 28 RAC Project. Mr. Dickinson seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

c. Consider award of contract for the Electric Vehicle Charging for Building No. 28 RAC Project to Van Maanen Electric, Inc. in the amount of \$376,236.00.

The Director of Engineering stated the lowest responsive, responsible bidder was Van Maanen Electric, Inc. in the amount of \$376,236.00.

The Director of Engineering recommended the Board approve the contract with Van Maanen Electric, Inc. in the amount of \$376,236.00 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

Mr. Dickinson moved to approve the contract with Van Maanen Electric, Inc. in the amount of \$376,236.00 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents. Ms. Levy seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

A23-053 Consider Construct Terminal Deicing Apron-Bid Package No. 1 Project

Agenda items 6a-e were pulled from the agenda at the meeting due to the notice of public hearing not being published prior to this meeting.

Mr. Dickinson moved to pull Items 6a-e from the agenda. Ms. Lauridsen Sand seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

A23-054 Consider Contract for High Voltage Switchgear Concourse Project with Baker Electric, Inc.

The Director of Engineering stated the Authority rejected three bids for the Project at its April 11, 2023, Board meeting due to bids not being responsive. Project was repackaged and publicly bid. Three bids were received with the lowest responsive, responsible bid from Baker Electric, Inc.

The Director of Engineering recommended the Board approve the contract with Baker Electric, Inc. in the amount of \$271,373.13 for the High Voltage Switchgear Concourse Project and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

Ms. Levy moved to approve the contract with Baker Electric, Inc. in the amount of \$271,373.13 for the High Voltage Switchgear Concourse Project and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents. Mr. Dickinson seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

A23-055

Consider Task Order No. 7 for Future Terminal 100% Design Services with HNTB Corporation

The Director of Engineering stated Task Order No. 7 includes the detailed work, services, and supplies necessary to progress the future terminal development program to a 100% design level. The schedule is from June 2, 2023, through May 1, 2024. The negotiated amount not to exceed is \$16,249,331.70, with an additional \$174,239.93 in related reimbursable expenses. The overall total for Task Order No. 7 is \$16,423,571.63.

a. Consider approval of Federal Aviation Administration Grant No. 90 and Grant No. 94 associated with the Future Terminal 100% Design Services

Grant 90:

- 03-19-0027-090, discretionary
- Construct Terminal Building Phase 2-Design
- Approximate value of \$1,000,000.00

Grant 94:

- 03-19-0027-094, supplemental discretionary (Community Project Funding)
- Construct Terminal Building Phase 5-Design
- Approximate value of \$7,000,000.00

The Director of Engineering recommended the Board authorize the Executive Director to accept and sign grant agreement No. 90 and 94 with FAA for the improvement and authorize the Director of Engineering and Planning to accept and close out the grants when completed in accordance with contract documents.

Ms. Levy moved to authorize the Executive Director to accept and sign grant agreement No. 90 and 94 with FAA for the improvement and authorize the Director of Engineering and Planning to accept and close out the grants when completed in accordance with contract documents. Mr. Dickinson seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

b. Consider approval of Task Order No. 7 for Future Terminal 100% Design Services with HNTB Corporation

The Director of Engineering recommended the Board approve Task Order No. 7 for Future Terminal 100% Design Services with HNTB Corporation for \$16,423,571.63 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

Ms. Levy moved to approve Task Order No. 7 for Future Terminal 100% Design Services with HNTB Corporation for \$16,423,571.63 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents. Mr. Dickinson seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

A23-056 Consider Task Order No. 6 for the Terminal Design through 100% and Preconstruction Management Services with Anser Advisory, LLC

The Director of Engineering stated the consultant will be tasked to oversee and manage the Architect/Engineer design team and Construction Manager at Risk (CMAR) through full design development (100%) documents, GMP development as well as cost estimating, from June 2, 2023, through September 24, 2024. The negotiated amount not to exceed is \$2,261,444.00, with an additional \$94,000.00 in related reimbursable expenses. The overall total for Task Order No. 6 is \$2,355,444.00.

The Director of Engineering recommended the Board approve Task Order No. 6 for Terminal Design and Preconstruction Management Services with Anser Advisory, LLC for \$2,355,444.00 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

Ms. Levy moved to approve Task Order No. 6 for Terminal Design and Preconstruction Management Services with Anser Advisory, LLC for \$2,355,444.00 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents. Mr. Dickinson seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

A23-057 Consider Lease Amendment with Worldwide Freight Systems (WFS)

The Director of Finance stated the lease agreement with WFS on their space in Building 32 expired on April 30. WFS will be moving into Building 57 once that is completed in late summer, so an amendment to the current lease is needed. The amendment extends the current lease terms through September 30, 2023, unless terminated sooner based on the completion of Building 57.

The Director of Finance recommended the Board approve the lease amendment with WFS.

Mr. Dickinson moved to approve the lease amendment with WFS. Ms. Levy seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

A23-058**Financial Report**

- The Director of Finance reported:
 - Revenue
 - Total revenue is approximately 10% above budget and 25% above the same period in 2022.
 - Parking revenue and interest income continued to remain strong in April.
 - Overall concession revenue is 14% above budget except for the car rental due to seasonality.
 - Expenses
 - Total expenses are almost right on budget.
 - Cash Position
 - Total cash is \$3.8M up from the prior month. \$3.2M is from the state ICAIF reimbursement for the new terminal 10% design, and a Cowles Drive Phase 2 RISE reimbursement.
 - \$2M of the commercial paper with JP Morgan matured in April. US Treasury Bill of 5% was purchased for the same amount and matures on 10/19/23.

A23-059**Briefing**

- The Director of Operations reported:
 - April 2023 taxi statistics.
 - The April 2023 passenger and cargo statistics are not available until May 10, 2023, so they will be sent out once the report is completed.
 - April 2023 summary statistics for enplanements, seats, and load factor.
- The Executive Director reported:
 - Bid package #1 is on the street now which is for site work, foundations, utilities, and steel. A special Board meeting will be scheduled for July 20, 2023, to comply with some grant obligations the Authority is in line for.
 - The Greater Des Moines Partnership DM/DC trip takes place May 10-12, 2023. The new terminal project is the number one priority for the Greater Des Moines Partnership. Meetings with the FAA and Congressional representatives will take place.
 - There are 60-80 appointments per day for the special Global Entry event being held at the Airport May 9-11, 2023. All interview appointments have been filled. The Executive Director stated the Authority staff will request additional special Global Entry events be held at the airport.
 - CFC update: Customer Facility Charge with rental cars didn't make it to the Legislative floor this session, but it may come back in January 2024 if the issue isn't resolved with the rental car companies prior to then. Authority staff will continue to work with the rental car companies to see if a compromise can be reached.

- Two Board Members are needed for the audit committee this year. Ms. Lauridsen Sand and Mr. Dickinson were on the committee last year. The Executive Director will discuss this with Mr. Feldmann since the Board Chair usually appoints the two Board Members to serve on the audit committee.
- The following documents are included in the Board packet: 132d Wing 2022 Economic Impact Report and Anser's April 2023 Passenger Terminal Progress Report.
- The green economy parking lot is closed. Remaining vehicles need to be cleared out. This is necessary to allow for the South RON construction project to begin.
- Ms. Lauridsen Sand asked the directors to explain the items in red on the Anser Risk Register Report. The Executive Director and Director of Engineering answered her questions.

A23-060

Next Meeting

- a. June 13, 2023, Regular Board Meeting


A23-061

Adjourn

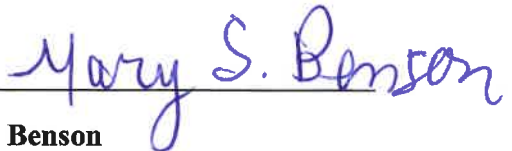
Mr. Dickinson moved to adjourn the meeting. Ms. Levy seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Lauridsen Sand, and Levy; Nays: 0; Abstained: 0; Absent: Feldmann.

The meeting adjourned at 9:53 a.m.

Respectfully Submitted:



Christine Lauridsen Sand
Secretary/Treasurer



Mary Benson
Board Clerk