

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

DATE: April 12, 2022
TIME: 9:00 a.m.
PLACE: The Airport Board Room, 2nd Floor, Airport Terminal, will be open to the public. Individuals attending in person are required to wear facemasks.

The public may view the meeting via Zoom 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 8, 2022, Regular Board Meeting
2. Consider Cancelling Contract for the Installation of New Electrical Lines Underground and Transformer to serve Building No. 11 with MidAmerican Energy Company (Director of Engineering)
3. Consider Awarding Contract for the High Voltage Switch Gear Project to Waldinger Corporation (Director of Engineering)
4. Consider Amendment to Airport Rules and Regulations (Director of Operations)
5. Consider Fifth Amendment to the Real Estate Lease and Asset Transfer Agreement with City of Des Moines (Director of Engineering)
6. Consider Reconstruct Runway Intersection Project (Director of Engineering)
 - a. **Public Hearing** regarding the plans, specifications, form of contract, estimated total cost, and enhancement payment for the Reconstruct Runway Intersection Project;
 - b. Consider Resolution adopting plans, specifications, form of contract, estimated total cost, and enhancement payment for the Reconstruct Runway Intersection Project;
 - c. Consider approval of Federal Aviation Administration Grant No. 87 associated with Reconstruct Runway Intersection Project;
 - d. Consider award of contract for the Reconstruct Runway Intersection Project to Flynn Company, Inc. in the amount of \$7,724,053.06; and
 - e. Consider Professional Services Agreement, Task Order No. 91 with Foth Infrastructure & Environment, LLC for Reconstruct Runway Intersection Project - Construction Phase Services.
7. Consider Supplemental Agreement No. 4 to Task Order No. 8 with Kimley Horn & Associates for additional design on Cowles Drive Phase 2 & 3 project (Director of Engineering)

- 8. Consider Task Order No. 94, with Foth Infrastructure and Environment, LLC, for Future Terminal Apron A Design (Director of Engineering)**
- 9. Consider First Amendment to Lease with Trego-Dugan Aviation (Director of Finance)**
- 10. Consider Contract for Future Airport Terminal Project Design Services with HNTB Corporation (Executive Director)**
- 11. Consider a Conditions of Transfer and Conveyance Agreement between Des Moines Airport Authority and Des Moines Water Works for the transfer of ownership of water mains located on the Airport property (Director of Engineering)**
- 12. Consider Change Order No. 1 for Reconstruct Runway 5/23 Phase II with Flynn Company, Inc. (Director of Engineering)**
- 13. Consider First Amendment to Airport Taxicab Services Agreement with Trans Iowa LC (Director of Operations)**
- 14. Financial Report (Director of Finance)**
- 15. Briefing (Executive Director)**
- 16. Next Meeting**
 - a. May 10, 2022, Regular Board Meeting**
- 17. Adjourn**

Agenda Notes:

Call to Order and Roll Call

- 1. Consider Minutes for March 8, 2022, Regular Board Meeting**
- 2. Consider Cancelling Contract for the Installation of New Electrical Lines Underground and Transformer to serve Building No. 11 with MidAmerican Energy Company (Director of Engineering)**

At the August 10, 2021, Board Meeting the Board approved a contract with MidAmerican Energy to provide a new transformer and power to Building No. 11, agenda item A21-080. This new service would have provided service to the glycol collection system, the in-pavement sensors on runway 23, and midfield cameras. Currently these items have power supplied from our old electrical vault located under the concourse. With a proposed update to the glycol collection system in the amended Terminal Program Definition Document, the MidAmerican equipment would conflict with the updated system and a proposed new Taxiway. An agreement to provide a new relocated transformer will be required and will be brought back to the Board at some point in the future.

Staff Recommendation: Cancel Contract WMIS 2829350 with MidAmerican Energy Company providing these services in the amount of \$72,065.16.

- 3. Consider Awarding Contract for the High Voltage Switch Gear Project to Waldinger Corporation (Director of Engineering)**

This proposed contract will complete phase 2 of a switchgear project that was started in 2021. Phase 2 of the project will replace the 15kV load interrupter switchgear located in the passenger terminal stem directly underneath TSA passenger screening. Replacement of this equipment will allow work related to phasing of the future terminal to be completed. The engineer's estimate for the project was \$122,941.06, below the bid threshold of \$139,000.00 for competitive bidding. Accordingly, Authority staff requested competitive quotes from four local electrical contractors, receiving two quotes. The lowest responsive, responsible quote received was \$160,980.00 from Waldinger Corporation.

Staff Recommendation: Approve a contract with Waldinger Corporation for the High Voltage Switch Gear Project in the amount of \$160,980.00 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 Amendment to Airport Rules and Regulations (Director of Operations)

Authority staff performed a review of the existing Rules and Regulations which governs the operation of the Airport. The Rules and Regulations were previously fully re-written and approved by the Board on May 12, 2020. As part of Authority staff's review, there were several sections of the Rules and Regulations which required minor language changes, deletions, and insertions. A summary of the sections changed is included on Page ix, *Amendments*. Board has been provided both a redline and clean copy for comparison. One subsequent adjustment has been made changing Section 4.13.3 from '40 hours total per flying club' to '40 hours total per aircraft'.

Staff Recommendation: Approve an amendment to the Airport Rules and Regulations.

5. Consider Fifth Amendment to the Real Estate Lease and Asset Transfer Agreement with City of Des Moines (Director of Engineering)

On February 8, 2022, the Board approved the purchase of a 14.56-acre parcel of property owned by Monarch Cement of Iowa, Inc., that lies within the Runway Protection Zone (RPZ) of Runway 13. In addition, with the relocation of the Airport entrance on Cowles Drive, the turning lanes associated with the old entrance were vacated and removed. On March 21, 2022, Des Moines City Council approved the following items related to the property purchase in the RPZ of Runway 13 and items regarding the Airport Cowles Drive Reconstruction – Phase 2 Project.

22-0461 (A) On the Fifth Amendment to Real Estate Lease and Asset Transfer Agreement to exclude excess property adjoining Fleur Drive between Highview Drive and McKinley Avenue, and to include property located west of and adjoining Southwest 46th Street north of McKinley Avenue.

Moved by Mandelbaum to adopt. Second by Boesen. Motion Carried 7-0.

22-0462 (B) Resolution dedicating additional Fleur Drive right-of-way as part of the Airport Cowles Drive Reconstruction – Phase 2 Project.

Moved by Mandelbaum to adopt. Second by Boesen. Motion Carried 7-0.

This Fifth Amendment updates Exhibit B of the Real Estate Lease and Asset Transfer Agreement to reflect these changes and bring it up to date.

Staff Recommendation: Approve the Fifth Amendment to Real Estate Lease and Asset Transfer Agreement between City of Des Moines and Des Moines Airport Authority.

6. Consider Reconstruct Runway Intersection Project (Director of Engineering)

- a. Public Hearing regarding the plans, specifications, form of contract, estimated cost, and enhancement payment for the Reconstruct Runway Intersection Project**

This contract is for the FAA Airport Improvement Program (AIP) grant eligible portion of the reconstruction project of the Runways 13/31 and 05/23 intersection. A contract for the noneligible portion of the project will be brought to the Board at a later date.

The Engineer's estimate for this portion of the project is \$7,820,568.00 and it is eligible for Federal Aviation Administration AIP grant funding at the normal 90/10 split.

- b. Consider Resolution adopting plans, specifications, form of contract, estimated total cost and enhancement payment for the Reconstruct Runway Intersection Project**

Staff Recommendation: Approve Resolution adopting plans, specifications, form of contract, estimated total cost, and enhancement payment for the Reconstruct Runway Intersection project.

- c. Consider approval of Federal Aviation Administration Grant No. 87 associated with Reconstruct Runway Intersection Project**

Staff Recommendation: Authorize the Executive Director to accept and sign the grant agreement No. 87 with FAA for the improvement and authorize the Director of Engineering and Planning to accept and close out this grant when completed in accordance with the contract documents.

- d. Consider award of contract for the Reconstruct Runway Intersection Project to Flynn Company, Inc. in the amount of \$7,724,053.06**

The lowest responsive, responsible bidder was Flynn Company, Inc. in the amount of \$7,724,053.06.

Staff Recommendation: Subject to an FAA grant award, approve the contract with Flynn Company, Inc. in the amount of \$7,724,053.06 for the improvement; authorize the Executive Director to sign the contract with Flynn Company, Inc.; 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. 91 with Foth Infrastructure & Environment, LLC for Reconstruct Runway Intersection Project - Construction Phase Services**

During the Reconstruct Runway Intersection Project, the consultant will provide contract management, construction administration, construction testing, and construction observation services for the project. These services are FAA Airport Improvement Program (AIP) funded at the normal 90/10 split and will be reimbursed through grant No. 87. The negotiated amount of the agreement is \$418,920.00 and the agreement was reviewed for an independent fee estimate.

Staff Recommendation: Subject to an FAA grant award, approve the professional services agreement No. 91 with Foth Infrastructure & Environment, LLC in the amount of \$418,920.00; authorize the Executive Director to sign the contract upon receipt of the grant; 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 Supplemental Agreement No. 4 to Task Order No. 8 with Kimley Horn & Associates for additional design on Cowles Drive Phase 2 & 3 project (Director of Engineering)

Supplemental Agreement No. 4 will incorporate additional design and engineering related to shifting Cowles Drive to the North in front of the Future Passenger Terminal. After the Cowles Drive Phase 2 & 3 project was bid in late 2021, Owner Representatives were contracted to review our Program Definition Manual (PDM). With that PDM review, changes were proposed to the future terminal layout/location affecting roadway design, grading, detention basin, and site utilities. The proposed changes will enhance curb widths for pedestrians, increase vehicle lane numbers and widths, and enhance ADA compliance and accessibility.

Staff Recommendation: Approve Supplemental Agreement No. 4 to Task Order No. 8 with Kimley Horn & Associate for \$94,000.00 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

8. Consider Task Order No. 94, with Foth Infrastructure and Environment, LLC, for Future Terminal Apron A Design (Director of Engineering)

The scope of services to be performed by the Consultant with Task Order No. 94 includes detailed work, services, materials, equipment and supplies necessary to provide plans, specifications, and bidding services for Future Terminal Apron A.

Staff Recommendation: Subject to FAA review, approve Task Order No. 94 for the design of Future Terminal Apron A with Foth Infrastructure and Environment, LLC in the amount of \$899,770.00; authorize the Executive Director to sign the task order; 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 First Amendment to the Lease with Trego-Dugan Aviation (Director of Finance)

Trego-Dugan Aviation is the ground service provider who leased a portion of Building #8 to service Amazon Prime Air cargo flights. The initial lease term was for six months and expires in April 2022. Trego-Dugan is interested in extending the lease on a month-to-month basis under the same terms of the original lease. The First Amendment modifies the language of the lease to allow for holdover tenancy under the existing terms of the lease. Both parties have a 30-day termination provision available.

Staff Recommendation: Approve the First Amendment to the Lease with Trego-Dugan Aviation.

10. Consider Contract for Future Airport Terminal Project Design Services with HNTB Corporation (Executive Director)

The Authority issued a Request for Qualifications (RFQ) to select an Architectural Design Firm for the Future Airport Terminal project. Seven firms submitted proposals. Each proposal was reviewed and rated based on qualifications established in the RFQ. Of these, three were selected to be interviewed: HNTB, Corgan, and Fentress. Based on the combined ratings from the seven-member Airport Committee, HNTB is being recommended. The Architectural Firm will be tasked with validating the updated PDM, then continue with design to 30% of the future terminal. HNTB will collaborate daily with Authority staff and the Authority's Owner Representative during the design process to ensure that decisions are made based on the needs and desires of the Authority.

Staff Recommendation: Approve a Master Agreement that allows for individual task orders to be developed and contracted with HNTB Corporation for various scopes of work related to the Future Airport Terminal Project.

11. Consider a Conditions of Transfer and Conveyance Agreement between Des Moines Airport Authority and Des Moines Water Works for the transfer of ownership of water mains located on the Airport property (Director of Engineering)

Authority staff has worked on a proposed agreement with Des Moines Water Works staff to accept ownership of all water mains on the Airport Campus with the exception of those within the Air National Guard leasehold. Currently there is split ownership of various water lines on the campus. In return for accepting ownership of the water mains, Des Moines Water Works will provide locating services for 15 years from the effective date of this agreement.

Staff Recommendation: Approve a Conditions of Transfer and Conveyance Agreement between Des Moines Airport Authority and Des Moines Water Works for the transfer of ownership of water mains on Airport property.

12. Consider Change Order No. 1 for Reconstruct Runway 5/23 Phase II with Flynn Company, Inc. (Director of Engineering)

Change Order No. 1 adjusts the contract value with Flynn Company, Inc. to include the relocation of the National Weather Service's (NWS) Automated Surface Observing System (ASOS) and the FAA's Surface Weather Station (SWS). The ASOS and SWS will need to be relocated prior to the construction of the expanded Future Passenger Terminal Apron. Per a recently completed siting study for the ASOS and SWS relocation, the ASOS and SWS will be relocated to the infield area between Taxiway D, Taxiway P, and Taxiway B. Design coordination was completed with both the NWS and FAA to achieve 100% design documents. The change order value was calculated based on unit prices in the bid as well as items where values were negotiated. Items within the change order are eligible for a State of Iowa grant received through the IDOT Airport Improvement Program (AIP).

Staff Recommendation: Subject to FAA review, approve Change Order No. 1 for Reconstruct Runway 5/23 Phase II with Flynn Company, Inc. in the amount of \$265,661.65 and authorize the Executive Director to sign the change order upon approval by FAA.

13. Consider First Amendment to Airport Taxicab Services Agreement with Trans Iowa, LC (Director of Operations)

Article 2.2(D) of the Taxicab Services Agreement with Trans Iowa, LC requires all 'vehicles shall consist of model years ten (10) years old or newer.' Randy Sackett, who is the CEO of Trans Iowa, LC, has requested an amendment to allow for older vehicles that are in good condition. The current difficulty and cost of obtaining newer vehicles combined with Trans Iowa's integrated vehicle maintenance program have driven this request. A total of 26 vehicles in their fleet would be subject to the suspension. Restricting these vehicles from operating at the Airport would have a substantial impact to taxicab services. The Director of Operations has reviewed the vehicles in question and finds them to be in satisfactory condition and subsequently meeting the quality intent of the 10-year old or newer provision of the agreement.

Staff Recommendation: Approve the first amendment to the Airport Taxicab Services Agreement with Trans Iowa, LC.

14. Financial Report (Director of Finance)

15. Briefing (Executive Director)

16. Next Meeting

a. May 10, 2022, Regular Board Meeting

17. Adjourn