

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

DATE: June 14, 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 encouraged to wear facemasks.

The public may also monitor 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
 - a. May 9, 2022, Closed Session Meeting
 - b. May 10, 2022, Regular Board Meeting
2. Consider Adjustments to 2022 Rates and Charges (Asst. Executive Director)
3. Consider Task Order No. 1 for Terminal Basis of Design Validation Services with HNTB Corporation (Director of Engineering)
4. Consider Task Order No. 4 for the Terminal Design and Preconstruction Management Services with Anser Advisory, LLC (Director of Engineering)
5. Consider Contract for Expand Airfield Pavement Deicer Fluid Storage Project with Excel Mechanical Co., Inc. (Director of Engineering)
6. Consider Contract for Communication Pathways Project with Waldinger Corporation (Director of Engineering)
7. Consider Contract for South Garage Snow Dump Project with Iowa Contracting Inc. (Director of Engineering)
8. Consider 2022 Miscellaneous Pavement Repairs Project (Director of Engineering)
 - a. **Public Hearing** regarding the plans, specifications, form of contract, and estimated total cost for the 2022 Miscellaneous Pavement Repairs Project
 - b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the 2022 Miscellaneous Pavement Repairs Project
 - c. Consider award of contract for the 2022 Miscellaneous Pavement Repairs Project to Iowa Contracting Inc. in the amount of \$225,401.00
 - d. Consider Supplemental Agreement No. 1 to Task Order No. 89, with Foth Infrastructure & Environment, LLC for 2022 Miscellaneous Pavement Repairs Project - Construction Phase Services

9. **Consider Runway 5 Temporary Extension and Shortened Runway 5/23 Layout Project (Director of Engineering)**
 - a. **Public Hearing** regarding the plans, specifications, form of contract, and estimated cost for the Runway 5 Temporary Extension and Shortened Runway 5/23 Layout Project
 - b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Runway 5 Temporary Extension and Shortened Runway 5/23 Layout Project
 - c. Consider award of contract for the Runway 5 Temporary Extension and Shortened Runway 5/23 Layout Project to Reilly Construction Co., Inc. in the amount of \$6,887,605.75
 - d. Consider Professional Services Agreement, Task Order No. 97 with Foth Infrastructure & Environment, LLC for Runway 5 Temporary Extension and Shortened Runway 5/23 Layout Project - Construction Phase Services
10. **Consider Change Order No. 2 for 2021 Cowles Drive Reconstruction – Phase 2 & 3 with Elder Corporation (Director of Engineering)**
11. **Consider Task Order No. 98 with Foth Infrastructure & Environment, LLC for the design of South Quadrant Small Cargo Facility (Director of Engineering)**
12. **Consider Task Order No. 5 for the Terminal Tenant Coordination Services with Anser Advisory, LLC (Director of Engineering)**
13. **Consider Sanitary Sewer, Storm Sewer and Surface Water Flowage Easement with City of Des Moines (Director of Engineering)**
14. **Consider Indemnification and Hold Harmless Agreement related to Cowles Drive Phase 2 & 3 project with Signature Flight Support and Elder Corporation (Director of Engineering)**
15. **Consider an Amendment to Purchase of Sweeper from MacQueen Equipment (Director of Operations)**
16. **Consider the Iowa Department of Transportation Agreement for the Iowa Commercial Aviation Infrastructure Fund (Executive Director)**
17. **Financial Report (Asst. Executive Director)**
18. **Briefing (Executive Director)**

19. Next Meeting

- a. **July 12, 2022, Regular Board Meeting**

20. Adjourn

Agenda Notes:

Call to Order and Roll Call

1. Consider Minutes

- a. May 9, 2022, Closed Session Meeting**
- b. May 10, 2022, Regular Board Meeting**

2. Consider Adjustments to 2022 Rates and Charges (Asst. Executive Director)

Recovery from the pandemic is well underway and the demand for ground transportation as well as airport parking continues to increase. Authority staff reviewed parking rates charged to rental car concessionaires and compared them to the public parking rates. Authority staff is proposing a similar increase in rental car concessionaire parking rates as those applied to public parking rates.

Staff Recommendation: Approve mid-year adjustments to the 2022 Rates and Charges.

3. Consider Task Order No. 1 for Terminal Basis of Design Validation Services with HNTB Corporation (Director of Engineering)

On April 12, 2022, the Authority Board approved a Master Agreement with HNTB Corporation, Board reference No. A22-062, to provide design services for the future terminal and associated landside projects. Task Order No. 1 will validate a basis of design from programming accomplished in the Program Definition Manual update, along with terminal design services of phases 1A through 1C up to 10% and will include:

- Space allocation validation
- Technology updates
- Utilities layout
- Terminal Orientation on site
- Benchmarking for all space requirements

Staff recommendation: Subject to IDOT ICAIF Grant Agreement, Approve Task Order No. 1 for Terminal Basis of Design Validation Services with HNTB Corporation for \$1,197,444.00, authorize the Executive Director to sign the Task Order, and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

4. Consider Task Order No. 4 for the Terminal Design and Preconstruction Management Services with Anser Advisory, LLC (Director of Engineering)

Consultant will be tasked to oversee and manage the Architect/Engineer design team and Construction Manager at Risk (CMAR) through programming, schematic design (10%), and partial design development (30%) documents as well as cost estimating, from June 14, 2022, through April 30, 2023.

Staff Recommendation: Approve Task Order No. 4 for Terminal Design and Preconstruction Management Services with Anser Advisory, LLC for \$1,842,955.00 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

5. Consider Contract for Expand Airfield Pavement Deicer Fluid Storage Project with Excel Mechanical Co., Inc. (Director of Engineering)

This contract will include installation of one new deicing storage tank, and the relocation of two existing deicing storage tanks, inside of Building No. 43. The scope of work will include relocation of existing piping, pumps and power. With the addition of the new tank, an existing underground storage tank will be taken out of operation and removed from the ground.

With the original Engineer's estimate being \$112,200.00, quotes were requested from four contractors. Two quotes were received, with the lowest, responsible quote from Excel Mechanical Co., Inc.

Staff Recommendation: Approve contract with Excel Mechanical Co., Inc. in the amount of \$125,000.00 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

6. Consider Contract for Communication Pathways Project with Waldinger Corporation (Director of Engineering)

This contract will provide and install communication pathways from Building No. 5 to our existing South Quadrant loop. All pathways will be installed through a trenchless method. This will allow the Authority the flexibility to relocate existing communication services from the current Terminal while demolition is occurring and re-establish in the future Terminal.

With the original Engineer's estimate being \$137,845.00, quotes were requested from four contractors. Two quotes were received, with the lowest, responsible quote from Waldinger Corporation.

Staff Recommendation: Approve contract with Waldinger Corporation in the amount of \$86,128.24 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

7. Consider Contract for South Garage Snow Dump Project with Iowa Contracting Inc. (Director of Engineering)

To remove snow from the top floor of our parking garages, “snow dumps” are utilized that allow for controlled dumping over the side of the garage. This contract will provide for, and install, a new snow dump located on the southernmost side of our South Parking garage structure. The existing snow dumps are on the East side of the garage and will be a safety hazard and not as effective with the new alignment of Cowles Drive hugging tight to the East side of the parking structure. Additionally, an East facing snow dump would potentially damage any future façade that may be installed on the parking garage.

With the original Engineer’s estimate being \$110,010.00, quotes were requested from four contractors. One quote was received, with the lowest, responsible quote from Iowa Contracting Inc.

Staff Recommendation: Approve contract with Iowa Contracting Inc. in the amount of \$75,500.00 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 2022 Miscellaneous Pavement Repairs Project (Director of Engineering)

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the 2022 Miscellaneous Pavement Repairs Project

The annual miscellaneous pavement repairs occur throughout the Airport campus, both airside and landside. Areas of deteriorating pavement are identified throughout the year and then bid as one package to gain economies of scale.

The Engineer's Estimate for this project is \$222,770.00.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the 2022 Miscellaneous Pavement Repairs Project

Staff Recommendation: Approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the 2022 Miscellaneous Pavement Repairs Project.

c. Consider award of contract for the 2022 Miscellaneous Pavement Repairs Project to Iowa Contracting Inc. in the amount of \$225,401.00

The lowest responsive, responsible bidder was Iowa Contracting Inc. in the amount of \$225,401.00.

Staff Recommendation: Approve the contract with Iowa Contracting Inc. in the amount of \$225,401.00 for the improvement 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 Supplemental Agreement No. 1 to Task Order No. 89, with Foth Infrastructure & Environment, LLC for 2022 Miscellaneous Pavement Repairs Project - Construction Phase Services

During the 2022 Miscellaneous Pavement Repairs Project, the consultant will provide contract management, construction administration, construction testing, and construction observation for the project. The negotiated amount of the agreement is \$38,000.00.

Staff Recommendation: Approve the Supplemental No. 1 to Task Order No. 89, with Foth Infrastructure & Environment, LLC in the amount of \$38,000.00 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

9. Consider Runway 5 Temporary Extension and Shortened Runway 5/23 Layout Project (Director of Engineering)

a. Public Hearing regarding the plans, specifications, form of contract, and estimated cost for the Runway 5 Temporary Extension and Shortened Runway 5/23 Layout Project

This contract is for a 900-foot temporary extension to Runway 5 in conjunction with the Runway Intersection Reconstruction project. The extension will allow for a total of 6,200 foot of runway to be used while the intersection is reconstructed. Once the intersection reconstruction is complete, the extension will be removed, and Runway 5/23 will be back to its original length and configuration.

The Engineer's estimate for this portion of the project is \$8,198,522.00

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Runway 5 Temporary Extension and Shortened Runway 5/23 Layout Project

Staff Recommendation: Approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Runway 5 Temporary Extension and Shortened Runway 5/23 Layout project.

c. Consider award of contract for the Runway 5 Temporary Extension and Shortened Runway 5/23 Layout Project to Reilly Construction Co., Inc. in the amount of \$6,887,605.75

The lowest responsive, responsible bidder was Reilly Construction Co., Inc. in the amount of \$6,887,605.75.

Staff Recommendation: Approve the contract with Reilly Construction Co., Inc. in the amount of \$6,887,605.75 for the improvement; 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. 97 with Foth Infrastructure & Environment, LLC for Runway 5 Temporary Extension and Shortened Runway 5/23 Layout Project - Construction Phase Services

During the Runway 5 Temporary Extension and Shortened Runway 5/23 Layout Project, the consultant will provide contract management, construction administration, construction testing, and construction observation services for the project. The negotiated amount of the agreement is \$598,420.00.

Staff Recommendation: Approve the professional services agreement, Task Order No. 97 with Foth Infrastructure & Environment, LLC in the amount of \$598,420.00 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

10. Consider Change Order No. 2 for 2021 Cowles Drive Reconstruction – Phase 2 & 3 with Elder Corporation (Director of Engineering)

On April 12, 2022, the Board approved a Supplemental Agreement No. 4 to Task Order No. 8 with Kimley Horn & Associates for additional design on the Cowles Drive Phase 2 & 3 project. Supplemental Agreement No. 4 designed a widening of the roadway. Change Order No. 2 adjusts the contract value with Elder Corporation implementing the new design to include the relocation/shifting of the roadway alignment running parallel to the future Terminal. This roadway was shifted to the North to allow for greater distance and flexibility between the face of the future Terminal and Parking Garage expansion. Items impacted with the change include:

- Storm Sewer upsizing with additional vehicle lanes
- Storm Sewer intake adjustment
- 12” water main reconfiguration for South Parking Garage
- Communications vault addition due to amount of fill
- Existing Street Lighting modifications

Staff Recommendation: Approve Change Order No. 2 for 2021 Cowles Drive Reconstruction Phase 2 & 3 with Elder Corporation in the amount of \$243,337.90.

11. Consider Task Order No. 98 with Foth Infrastructure & Environment, LLC for the design of South Quadrant Small Cargo Facility Project (Director of Engineering)

This contract will provide design, construction documents and bidding services related to the construction of a new small cargo facility located within the South Quadrant. The current facility that Trego-Dugan operates in will be demolished as part of the new terminal project. A new agreement has yet to be negotiated with Trego-Dugan, but to meet time requirements, design needs to start as soon as possible. There is demand for such space by other tenants as well minimizing the risk of renting the facility that is designed.

Staff Recommendation: Approve Task Order No. 98 with Foth Infrastructure & Environment, LLC for \$217,250.00 for the design of a south quadrant small cargo facility and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

12. Consider Task Order No. 5 for the Terminal Tenant Coordination Services with Anser Advisory, LLC (Director of Engineering)

The Consultant (Anser Advisory) will provide tenant and stakeholder coordination services in conjunction with the Future Terminal design through a subconsultant, Chrysalis Global Aviation. Chrysalis provides facility activation and transition services which must be coordinated with the tenants of the new terminal. The consultant will establish a single point of contact for communications throughout the project and ensure that stakeholder communications are in alignment with the Airport's goals. All tenant and stakeholder requirements will be documented and disseminated to Authority staff, design team, and program teams. Coordination services run from June 14, 2022, through April 30, 2023, covering both basis of design and 30% design services.

Staff Recommendation: Approve Task Order No. 5 for Tenant Coordination Services with Anser Advisory, LLC for \$451,516.52 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

13. Consider Sanitary Sewer, Storm Sewer and Surface Water Flowage Easement with City of Des Moines (Director of Engineering)

The Authority has been requested to grant unto the City of Des Moines, Iowa, a Permanent Easement for Sanitary Sewer Right-of-Way, and a Storm Sewer and Surface Water Flowage Easement for the purpose of construction, reconstruction, repair, and maintenance of a sanitary sewer under, over and through the Authority property located within our Runway Protection Zone (RPZ) located at end of Runway 23.

Staff Recommendation: Approve the Sanitary Sewer Right-of-Way Easement, and the Storm Sewer and Surface Water Flowage Easement with City of Des Moines.

14. Consider Indemnification and Hold Harmless Agreement related to Cowles Drive Phase 2 & 3 project with Signature Flight Support and Elder Corporation (Director of Engineering)

Signature agrees to indemnify, defend, and hold harmless Elder Corporation and the Authority from all injury or damages to persons or property or claims for certain work performed by Elder Corporation related to the Cowles Drive Phase 2 & 3 project. The work will occur on South side of existing Building No. 10 where existing storm runoff could penetrate facility walls from fill being placed for future roadway.

Staff Recommendation: Approve Indemnification and Hold Harmless Agreement with Signature Flight Support related to Cowles Drive Phase 2 & 3 project.

15. Consider an Amendment to Purchase of Sweeper from MacQueen Equipment (Director of Operations)

MacQueen Equipment has been presented with numerous price increases related to the purchase of a Sweeper originally approved by the Board on March 8, 2022. MacQueen indicated that without an adjustment of \$3,800 to cover the increased equipment costs they would terminate the purchase agreement. MacQueen was the only responsible bidder for this equipment. Rebidding the equipment would likely result in a cost increase and a delay in acquiring the Sweeper. MacQueen has agreed that no further increases would be passed along to the Airport. One of the new mowers acquired this year has a blower that is meeting the needs of field maintenance which will allow the elimination of Alternate 1 (Buffalo Blower) from the purchase order with MacQueen. Including the proposed \$3,800 to MacQueen, this would result in a net decrease of the Sweeper purchase from \$319,576.00 to \$300,396.00.

Staff Recommendation: Approve removal of Alternate 1 from the Sweeper Purchase with MacQueen Equipment for a Purchase Credit of \$19,180.00.

16. Consider the Iowa Department of Transportation Agreement for the Iowa Commercial Aviation Infrastructure Fund (Executive Director)

This agreement between the Iowa Department of Transportation and the Des Moines Airport Authority sets the conditions and obligations for two improvement projects on the Airport: the construction of the parking garage extension and 30% terminal design. The funds for this grant are made possible through the Federal Coronavirus State and Local Fiscal Recovery Funds, a part of the American Rescue Plan Act (ARPA). This grant is part of the \$100,000,000 Iowa Commercial Aviation Infrastructure Fund established by Governor Reynolds from which all eight commercial service airports in Iowa will receive a share. Des Moines International Airport's share and the value of this grant agreement is \$58,783,949.

Staff Recommendation: Approve the Iowa Department of Transportation Agreement for the Iowa Commercial Aviation Infrastructure Fund in the amount of \$58,783,949.00 and approve a resolution authorizing the Board Chairperson to execute the grant.

17. Financial Report (Asst. Executive Director)

18. Briefing (Executive Director)

19. Next Meeting

a. July 12, 2022, Regular Board Meeting

20. Adjourn