

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

DATE: July 9, 2024
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 June 11, 2024, Regular Board Meeting
2. Consider Land Lease with Vertical Vision Flight Academy, LLC (Assistant Executive Director)
 - a. **Public hearing** regarding Land Lease with Vertical Vision Flight Academy, LLC
 - b. Consider approval of Land Lease with Vertical Vision Flight Academy, LLC
3. Consider Guaranteed Maximum Price Amendment No. 6, Exhibit A-1, to AIA Document A133-2019 between the Des Moines Airport Authority and Weitz/Turner, a Joint Venture (Executive Director)
4. Consider Award of Contract to Iowa Contracting Inc. for 2024-2025 Landside Snow Removal Services (Director of Operations)
5. Consider Purchase of Vending Equipment (Assistant Executive Director)
6. Consider approval of 28E Agreement with the City of Des Moines for Parking Ticket Writing Authority (Director of Operations)
7. Consider Art Recommendations for the New Terminal Project (Executive Director)
8. Financial Report (Director of Finance)
9. Briefing (Executive Director)
10. Next Meetings
 1. July 25, 2024, Special Board Meeting
 2. August 13, 2024, Regular Board Meeting
11. Adjourn

Agenda Notes:

Call to Order and Roll Call

1. **Consider Minutes for June 11, 2024, Regular Board Meeting**
2. **Consider Land Lease with Vertical Vision Flight Academy, LLC (Assistant Executive Director)**

- a. **Public Hearing** regarding Land Lease with Vertical Vision Flight Academy, LLC

A land lease has been negotiated with Vertical Vision Flight Academy, LLC (formerly Epic Sky) for construction of a new hangar and classrooms. The site is on SW 28th Street and is approximately 70,000 square feet. The lease requires that a construction agreement be signed by Vertical Vision by September 1, 2024, or the lease will be voided. The planned facility is estimated at 11,500 square feet.

- b. **Consider approval of Land Lease with Vertical Vision Flight Academy, LLC**

Staff Recommendation: Approve the land lease with Vertical Vision Flight Academy, LLC.

3. **Consider Guaranteed Maximum Price Amendment No. 6, Exhibit A-1, to AIA Document A133-2019 between the Des Moines Airport Authority and Weitz/Turner, a Joint Venture (Executive Director)**

On July 20, 2023, the Authority Board approved Guaranteed Maximum Price (GMP) Amendment No. 1 for \$41,722,718.00, agenda item A23-095. On September 12, 2023, the Authority Board approved GMP Amendment No. 2 for an Exterior Glazing System valued at \$5,595,488.00. With the approval of the second amendment, the progressive cumulative GMP grew to \$47,318,206.00, agenda item A23-123. On October 10, 2023, the Authority Board approved GMP Amendment No. 3 for escalators and elevators valued at \$6,404,236.00. With the approval of the third amendment, the progressive cumulative GMP grew to \$53,722,442.00, agenda item A23-138. On January 9, 2024, the Authority Board approved GMP Amendment No. 4 for passenger boarding bridges, mechanical & electrical equipment, and baggage handling system valued at \$43,178,616.00. With the approval of the fourth amendment, the progressive cumulative GMP grew to \$96,901,058.00, agenda item A24-005. On April 23, 2024, the Authority Board approved GMP Amendment No. 5 for roofing, interior & exterior metal stud framing and gypsum assemblies and metal panels valued at \$16,912,004.00. With the approval of the fifth amendment, the progressive cumulative GMP grew to \$113,813,062.00, agenda item A24-056.

Proposed Guaranteed Maximum Price Amendment No. 6 includes a GMP for New Terminal masonry, interior glazing, terrazzo, fluid applied flooring & sealants, mechanical, plumbing, electrical and civil scope of work for 2025 & 2026. The lowest responsive, responsible bid was \$129,111,859.00 and when added to GMP Amendment Numbers 1, 2, 3, 4 & 5, it will bring the current cumulative “not to exceed” GMP to \$242,924,922.00.

Project Management Committee Recommendation: Approve the Guaranteed Maximum Price Amendment No. 6, Exhibit A-1, to AIA Document A133-2019 between the Des Moines Airport Authority and Weitz/Turner, a Joint Venture.

4. Consider Award of Contract to Iowa Contracting Inc. for 2024-2025 Landside Snow Removal Services (Director of Operations)

A Request for Quotes was publicly issued for 2024-2025 Landside Snow Removal services. We received a single response from Iowa Contracting Inc., who is our current service provider. The proposed rates were reasonable with a moderate increase from the prior year. The estimated annual expenditure for this contract, depending on winter conditions, is approximately \$230,000.

Staff Recommendation: Approve a Contract with Iowa Contracting Inc. for 2024-2025 Landside Snow Removal Services.

5. Consider Purchase of Vending Equipment (Assistant Executive Director)

In coordination with Aero Service Group (ASG) under the Food and Beverage Management Agreement, Authority staff propose that the Airport Authority take over the management of vending. Currently, vending within the terminal, Parking office, and Field Maintenance break room is handled through a concession agreement. The machines will be monitored and filled by ASG staff in periods of low activity in the terminal. A total of 17 machines are being proposed for a total cost of \$142,000 plus shipping.

Staff Recommendation: Approve the purchase of vending equipment from Crane Payment Innovations, Inc.

6. Consider approval of 28E Agreement with the City of Des Moines for Parking Ticket Writing Authority (Director of Operations)

The Authority and the City of Des Moines have prepared a 28E Agreement giving Authority staff the ability to write parking tickets to better enforce parking regulations on the front curb. The City is scheduled to approve the Agreement at their July 15, 2024, City Council meeting.

Staff recommendation: Approve 28E Agreement with the City of Des Moines for Parking Ticket Writing Authority.

7. Consider Art Recommendations for the New Terminal Project (Executive Director)

The Greater Des Moines Public Art Foundation stepped forward volunteering to assist with the selection and funding of art in the new terminal. At the Dember 12, 2023, Board Meeting, Jake Christensen and Mark Feldmann volunteered to serve on an ad hoc art selection committee lead 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. Dr. McCarthy will present the recommendations of the committee to the Board.

Art Committee Recommendation: Approve the art recommendations for the New Terminal Project.

8. Financial Report (Director of Finance)

9. Briefing (Executive Director)

10. Next Meetings

- a. **July 25, 2024, Special Board Meeting**
- b. **August 13, 2024, Regular Board Meeting**

11. Adjourn